

## 3.4 OPEN SPACE

### INTRODUCTION

The proposed 125<sup>th</sup> Street Corridor Rezoning and Related Actions would not result in significant adverse open space impacts.

The 2001 *New York City Environmental Quality Review (CEQR) Technical Manual* guidelines indicate the need for an open space analysis when an action would result in the physical loss of public open space, or the introduction of 200 or more residents or 500 or more workers, to an area. An open space assessment may also be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value. An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population.

The *CEQR Technical Manual* suggests that a significant quantitative impact may result if the proposed action would reduce the open space ratio, compared to the No-Action condition, or would further exacerbate a deficiency in open space. Quantitative impacts are typically further assessed qualitatively to determine overall level of significance. The qualitative approach examines factors that could affect conclusions about indirect impacts on an area's open spaces, including consideration of the type and quality of open spaces available to meet the needs of study area population and the ease of access to private open spaces and to significant open spaces that are in close proximity to the study area.

For the 125<sup>th</sup> Street Corridor Rezoning and Related Actions, a detailed open space analysis has been conducted because even though the project itself would not result in the direct loss of public open space, it would introduce a new residential and non-residential (worker) population to an area considered to have an existing deficiency of open space (i.e., below 1.5 acres of open space per 1,000 residents or below 0.15 acres of passive open space per 1,000 non-residents). The open space ratios in the residential and non-residential study areas would continue to be less than the New York City Department of City Planning's (DCP's) recommended weighted average for both existing conditions and for conditions in the future with and without the proposed project. The proposed project would also result in a reduction in the open space ratio by the build year of 2017. This chapter assesses existing conditions and compares conditions in the future with and without the proposed project to determine potential impacts related to the proposed rezoning.

Although the open space ratios for the non-residential and residential study areas would remain below the levels recommended by DCP, it is recognized that these are goals that are not feasible for many areas of the city and are therefore not considered impact thresholds. Qualitative assessments on the residential and non-residential open space study area conclude that even though the proposed project would result in a substantial increase in the number of residents and employees and a decrease in the open space ratio, the existing and future open space resources in the study area would sufficiently address the needs of the identified user populations of the area. The majority of open space resources in the study areas were also found to be in good condition,

with high utilization rates, providing a wide range of amenities to the population living and working in the area. Other open spaces in close proximity to the residential study area such as Central Park would also help assist in reducing the additional need for open space for residential populations. These factors add to the quality of open spaces in the study area so that they ultimately meet the demand of the population that lives and works in and around the project study area.

According to the *CEQR Technical Manual*, a 5 percent decrease in open space ratio is considered a substantial change. For both the non-residential and residential study areas, the passive open space ratios for the combined resident and non-residential populations would have the potential decrease by 5 percent or more as a result of the proposed action. Therefore, a detailed analysis of potential impacts on active and passive open space ~~resources~~ resources within the study areas was performed. Based on the analysis, however, showing that decreases of more than 5 percent in the with-action condition would only occur for the non-residential population in the non-residential study area, but would still meet DCP guidelines, and qualitative factors listed in the *CEQR Technical Manual*, the proposed project would not result in significant adverse impacts within the residential and non-residential study areas.

### **DCP Guidelines**

The adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population - the open space ratio. The determination of the need for a quantified analysis is based on both the adequacy of the quantity of open space and how a proposed project or action would change the open space ratios in the study area compared with the ratios in the future without the proposed project. If a potential decrease in an adequate open space ratio exceeds five percent, it is generally considered to be a substantial change, warranting further analysis. Furthermore, if a study area exhibits a low open space ratio (e.g., below the guidelines set forth in the *CEQR Technical Manual*, indicating a shortfall of open space), even a decrease of less than one percent in that ratio may be considered an adverse effect and would warrant detailed analysis.

To assess the adequacy of the quantity of open space resources, open space ratios are compared against goals set by DCP. Although these open space ratios are not meant to determine whether a proposed action might have a significant adverse impact on open space resources, they are helpful guidelines in understanding the extent to which user populations are served by open space resources. The following guidelines are used in this type of analysis:

- For non-residential populations, 0.15 acres of passive open space per 1,000 non-residents is typically considered adequate.
- For residential populations, 2.5 acres per 1,000 residents is considered adequate. Ideally, this would comprise 0.50 acres of passive space and 2.0 acres of active open space per 1,000 residents. A citywide survey and review of all community districts have indicated that half the community districts have an open space ratio of 1.5 acres of open space per 1,000 residents. However, as noted above, these goals are often not feasible for many areas of the City, and they do not constitute an impact threshold. Rather, they act as a benchmark to represent how well an area is served by its open space.

- For combined residential and non-residential populations, a target is established by creating a weighted average of the amount of open space necessary to meet the DCP guideline of 0.15 acres of passive open space per 1,000 non-residents and 0.50 acres of passive open space per 1,000 residents.

In the future with proposed action, the residential open space study area weighted average is 0.58 and the non-residential weighted average is 1.06 acres per 1,000 persons. The ratio of non-residents to open space is above the open space ratio target of 0.15 acres of passive open space per 1,000 non-residents and above the target 0.5 acres of passive open space per 1,000 residents. Although not all ratios meet the levels recommended by DCP, it is recognized that these are goals that are not feasible for many areas of the city and are therefore not considered impact thresholds. Although the decline in the open space ratios are substantial, the qualitative assessment concludes that the open space elements, level of amenities and availability of other large open spaces would help alleviate the burden on the study area's open spaces. Thus, the proposed project would not result in a significant adverse impact to open space.

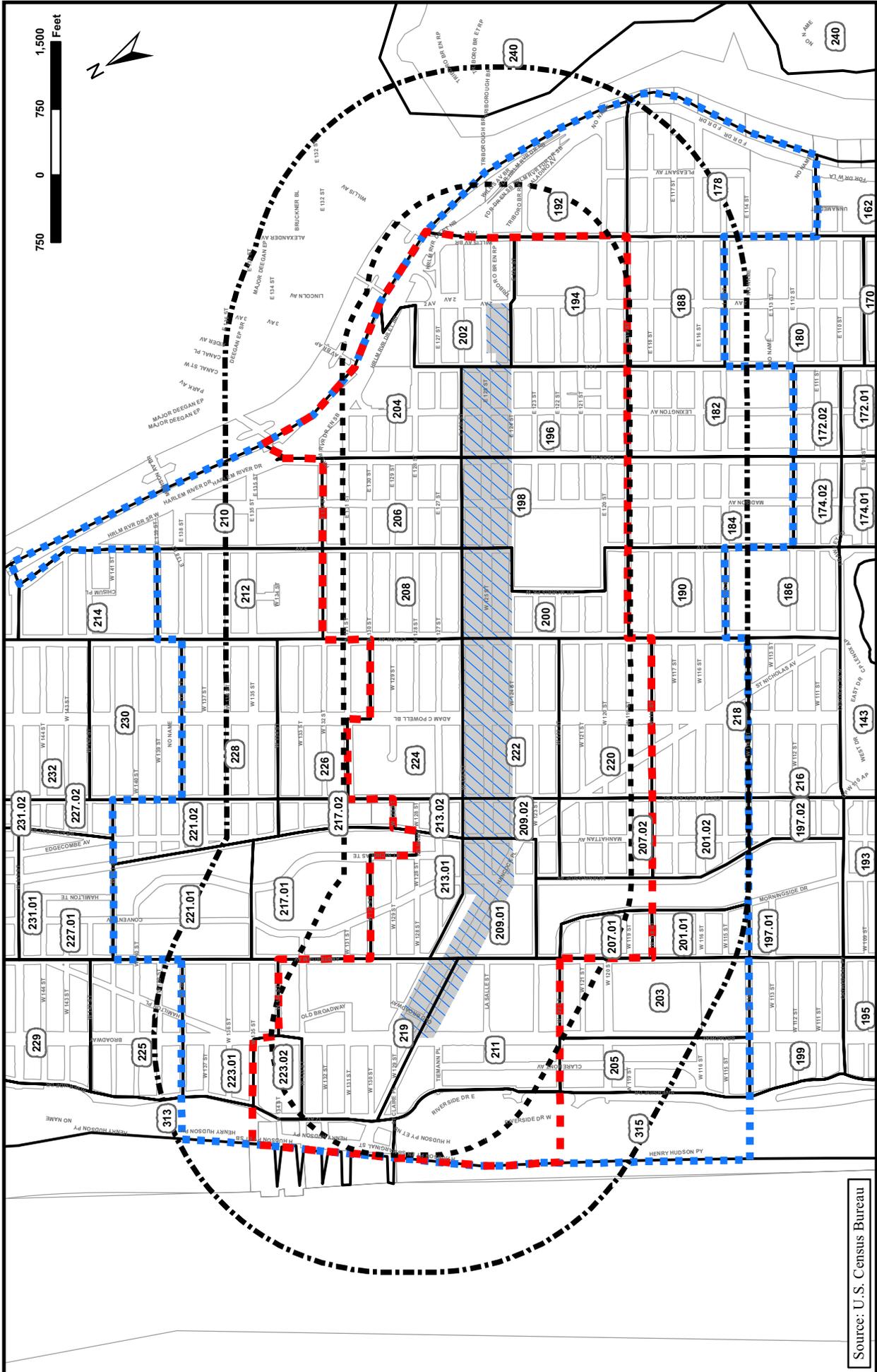
### **3.4.1 EXISTING CONDITIONS**

#### **Study Area**

The proposed rezoning area is generally bounded by 124<sup>th</sup> Street, 126<sup>th</sup> Street, Broadway and Second Avenue. The residential and non-residential open space study areas are identified by a half-mile and quarter-mile radius around the proposed rezoning area respectively, as shown on Figure 3.4-1.

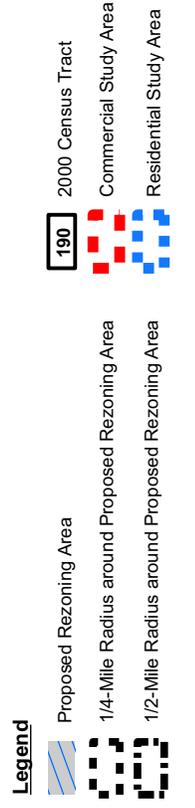
#### ***Residential Study Area***

For the residential study area, the half-mile radius was defined and then adjusted to include whole census tracts, as shown on Figure 3.4-1. The residential open space study area is generally bounded from 138<sup>th</sup> Street at the northwest corner, the 142<sup>nd</sup> Street Bridge on the northeast corner, 114<sup>th</sup> Street on the southwest corner, 111<sup>th</sup> Street on the southeast corner, Harlem River Drive on the east and Henry Hudson Parkway on the west. Per *CEQR Technical Manual* guidelines, census tracts with an area of 50 percent or greater located within the half-mile radius were included in the calculation of population and open space; those with less than 50 percent of their area in the half-mile radius were excluded. The residential study area includes the following census tracts in their entirety: 188, 190, 192, 194, 196, 198, 200, 201.01, 201.02, 202, 206, 207.01, 207.02, 208, 209.01, 209.02, 211, 213.01, 213.02, 217.01, 217.02, 218, 219, 220, 222, 223.01, 223.02, 224 and 226. The following census tracts have more than 50 percent of their area within a half-mile radius and were also included in the residential open space study area: 178, 182, 184, 203, 204, 205, 210, 212, 221.01, 221.02 and 228.



Source: U. S. Census Bureau

**Figure 3.4-1 - Open Space Study Area**  
**125th Street Corridor Rezoning and Related Actions EIS**  
 NYC Department of City Planning



### ***Non-Residential Study Area***

The non-residential study area boundary was established by identifying the quarter-mile radius around the proposed 125<sup>th</sup> Street Rezoning Area and as determined for the residential study area, adjusted to include whole census tracts. The non-residential study area is also shown on Figure 3.4-1. The non-residential study area extends generally to 135<sup>th</sup> Street toward the northwest, 132<sup>nd</sup> to the northeast, and 119<sup>th</sup> to the south and from First Avenue on the east to the Henry Hudson Parkway on the west. This study area includes the following census tracts in their entirety: 196, 198, 200, 209.01, 209.02, 211, 213.01, 213.02, 219, 222 and 224. The following census tracts have more than 50 percent of their area within the quarter mile radius and were also included in the non-residential study area: 194, 202, 204, 206, 207.01, 207.02, 208, 220 and 223.02. .

### **Methodology**

The total residential population was calculated using 2000 Census data and the number of employees was determined by collecting reverse journey-to-work data from the Census Transportation Planning Package (CTPP). The total residential and non-residential (worker) populations were then used to determine the ratio of population to total open space for residential, worker and combined residential and worker populations in both the quarter-mile and half-mile study areas. These ratios were then compared with existing citywide averages and planning goals set forth by DCP.

All publicly accessible open spaces and recreational facilities within the residential and non-residential study areas were inventoried to determine their size, character, and condition. Public spaces that do not offer useable recreational areas, such as spaces where seating is unavailable, were excluded from the survey, as were open spaces that are not easily accessible to the general public. However, some of these open spaces are noted in the qualitative analysis. The information used for this analysis was gathered through field studies conducted in January 2007 on weekdays; and acquired from the New York City Department of Parks and Recreation (NYCDPR) and other agencies. For each open space, active and passive recreational spaces were noted. Active open space facilities are characterized by activities such as jogging, field sports, and children's active play. Such open space features might include basketball courts, baseball fields, or play equipment. Passive open space facilities are characterized by activities such as strolling, reading, sunbathing, and people-watching. Some spaces have both active and passive recreation uses.

### ***Residential Study Area Demographics***

Census data from 2000 were collected for all census tracts within the residential study area in order to calculate the total population of residents. As shown in Table 3.4-1 below, the residential study area has a 2000 population of approximately 155,401 people. CTPP data for total workers 16 years and over at their place of work, regardless of residence, were also compiled for each census tract in order to calculate the total population of workers within the residential study area. The total number of non-residents or workers within the census tracts included in the residential study area provides a means of establishing a basis for sufficiency of

open space among workers. The total worker population within the residential study area is approximately 50,365 persons for a total user population (residential and non-residential) of 205,766 persons.

The residential study area includes 40 census tracts and half of those are located within the non-residential boundary. Approximately 65.2 percent of the population falls between the ages of 18 and 64. Table 3.4-1 below shows that 24.2 percent are age 17 or younger (those typically requiring active recreation) and 10.7 percent are 65 years of age or older (persons generally preferring passive recreation). The age distribution of the study area population differs from Manhattan as a whole, where the 17 and under population is much higher than in Manhattan, where the age group represents only 16.8 percent. The 65 and over population in the study area, however, is more consistent with the average for Manhattan, which is 12.1 percent. With these demographic characteristics, the study area has need for a range of active and passive recreation facilities, including those geared toward both children and adults.

**Table 3.4-1: Population and Age Group Distribution (Residential Study Area)**

| Census Tract  | Residential Population | Worker Population | Under 18 yrs | % Under 18 yrs | 18 – 64 yrs | % 18 – 64 yrs | 65+ yrs | % 65+ yrs |
|---------------|------------------------|-------------------|--------------|----------------|-------------|---------------|---------|-----------|
| Tract 178     | 4,096                  | 640               | 1,111        | 27.1%          | 2,641       | 64.5%         | 334     | 8.4%      |
| Tract 182     | 6,859                  | 1,555             | 2,128        | 31%            | 4,013       | 58.5%         | 718     | 10.5%     |
| Tract 184     | 6,006                  | 475               | 1,751        | 29.2%          | 3,547       | 59.1%         | 708     | 11.7%     |
| Tract 188     | 6,471                  | 995               | 1,811        | 28%            | 4,138       | 63.9%         | 522     | 8.1%      |
| Tract 190     | 1,818                  | 385               | 559          | 30.7%          | 999         | 55%           | 260     | 14.3%     |
| Tract 192     | 3,818                  | 1,550             | 1,159        | 30.4%          | 2,292       | 60.0%         | 367     | 9.6%      |
| Tract 194*    | 6,845                  | 1,530             | 2,254        | 32.9%          | 4,080       | 59.6%         | 511     | 7.5%      |
| Tract 196*    | 3,751                  | 1,230             | 1,802        | 28.8%          | 1,793       | 47.8%         | 876     | 23.4%     |
| Tract 198*    | 1,517                  | 1,625             | 256          | 16.9%          | 1,040       | 68.6%         | 221     | 14.6%     |
| Tract 200*    | 2,413                  | 1,700             | 491          | 20.3%          | 1,664       | 69%           | 258     | 10.7%     |
| Tract 201.01  | 2,215                  | 3,455             | 124          | 5.6%           | 2,009       | 90.7%         | 82      | 3.7%      |
| Tract 201.02  | 3,594                  | 105               | 987          | 27.5%          | 2,305       | 64.1%         | 302     | 8.4%      |
| Tract 202*    | 512                    | 610               | 138          | 27%            | 224         | 65.2%         | 40      | 7.8%      |
| Tract 203     | 3,583                  | 5,410             | 136          | 3.8%           | 3,387       | 94.5%         | 60      | 1.7%      |
| Tract 204*    | 2,799                  | 705               | 946          | 33.8%          | 1,637       | 58.5%         | 216     | 7.7%      |
| Tract 205     | 5,113                  | 5,300             | 390          | 7.6%           | 4,257       | 83.3%         | 466     | 9.1%      |
| Tract 206*    | 2,310                  | 350               | 542          | 23.5%          | 1,570       | 68.1%         | 198     | 8.6%      |
| Tract 207.01* | 2,548                  | 525               | 192          | 7.5%           | 2,151       | 84.4%         | 205     | 8.1%      |
| Tract 207.02* | 1,936                  | 195               | 575          | 29.7%          | 1,204       | 62.2%         | 157     | 8.1%      |
| Tract 208*    | 4,071                  | 260               | 1,018        | 25%            | 2,637       | 64.8%         | 416     | 10.2%     |
| Tract 209.01* | 3,448                  | 835               | 1,050        | 30.4%          | 1,916       | 55.6%         | 482     | 14%       |
| Tract 209.02* | 1,006                  | 455               | 182          | 18.1%          | 652         | 64.8%         | 172     | 17.1%     |
| Tract 210     | 6,623                  | 240               | 1,698        | 25.6%          | 3,770       | 56.9%         | 1,155   | 17.4%     |
| Tract 211*    | 10,716                 | 1,710             | 1,814        | 16.9%          | 7,501       | 70.0%         | 1,401   | 13.1%     |
| Tract 212     | 4,166                  | 4,205             | 671          | 16.1%          | 2,460       | 59.0%         | 1,035   | 24.8%     |
| Tract 213.01* | 4,543                  | 385               | 1,420        | 31.3%          | 2,794       | 61.5%         | 329     | 7.2%      |
| Tract 213.02* | 256                    | 60                | 58           | 22.7%          | 172         | 67.2%         | 26      | 10.2%     |

**Table 3.4-1: Population and Age Group Distribution (Residential Study Area)**

| Census Tract                 | Residential Population | Worker Population | Under 18 yrs   | % Under 18 yrs | 18 – 64 yrs      | % 18 – 64 yrs | 65+ yrs        | % 65+ yrs    |
|------------------------------|------------------------|-------------------|----------------|----------------|------------------|---------------|----------------|--------------|
| Tract 217.01                 | 1,399                  | 1,160             | 352            | 25.2%          | 887              | 63.4%         | 160            | 11.4%        |
| Tract 217.02                 | 2,669                  | 145               | 867            | 32.5%          | 1,572            | 58.9%         | 230            | 8.6%         |
| Tract 218                    | 5,018                  | 1,360             | 1,312          | 26.1%          | 3,180            | 63.4%         | 526            | 10.5%        |
| Tract 219*                   | 6,423                  | 2,395             | 1,956          | 30.5%          | 3,759            | 58.5%         | 708            | 11.0%        |
| Tract 220*                   | 5,068                  | 665               | 1,399          | 27.6%          | 3,308            | 65.3%         | 361            | 7.1%         |
| Tract 221.01                 | 474                    | 870               | 96             | 20.3%          | 335              | 70.6%         | 43             | 9.1%         |
| Tract 221.02                 | 2,050                  | 180               | 431            | 21.0%          | 1,419            | 69.2%         | 200            | 9.8%         |
| Tract 222*                   | 2,412                  | 3,170             | 595            | 24.7%          | 1,573            | 65.2%         | 244            | 10.1%        |
| Tract 223.01                 | 8,410                  | 875               | 2,423          | 28.8%          | 5,290            | 62.9%         | 697            | 8.3%         |
| Tract 223.02*                | 3,997                  | 380               | 1,189          | 29.7%          | 2,421            | 60.6%         | 387            | 9.7%         |
| Tract 224*                   | 6,211                  | 1,000             | 1,874          | 30.2%          | 3,648            | 58.7%         | 689            | 11.1%        |
| Tract 226                    | 3,601                  | 525               | 754            | 20.9%          | 2,408            | 66.9%         | 439            | 12.2%        |
| Tract 228                    | 4,636                  | 1,150             | 1,024          | 22.1%          | 3,040            | 65.6%         | 572            | 12.3%        |
| <b>Manhattan</b>             | <b>1,537,195</b>       | <b>2,089,920</b>  | <b>257,916</b> | <b>16.8%</b>   | <b>1,092,503</b> | <b>71.1%</b>  | <b>186,776</b> | <b>12.1%</b> |
| <b>Open Space Study Area</b> | <b>155,401</b>         | <b>50,365</b>     | <b>39,535</b>  | <b>24.2%</b>   | <b>99,693</b>    | <b>65.2%</b>  | <b>16,773</b>  | <b>10.7%</b> |

\* - Census Tract also included in the Non-Residential (1/4 mile) Open Space Study Area.

Source: 2000 US Census, Central Transportation Planning Package (CTPP) 2000.

### ***Non-Residential Open Space Study Area Demographics***

The non-residential open space study area has a population of approximately 72,782 people, as shown in Table 3.4-2. CTPP data for total workers 16 years and over at their place of work, regardless of residence, were compiled for each census tract within the non-residential study area. The total number of non-residents or workers within the census tracts included in the non-residential study area provided a basis for determining sufficiency of open space among workers within the non-residential study area. The total worker population within the non-residential study area is approximately 19,785, for a total user population (residential and non-residential) of 92,567 persons. The non-residential study area includes 20 census tracts which are shown in Table 3.4-1 with an asterisk next to the census tract. Table 3.4-2 summarizes the demographics for the quarter-mile non-residential study area as a whole, for the worker population by total numbers and percentage.

**Table 3.4-2: Population and Age Group Distribution (Non-Residential Study Area)**

| Total Residential Population | Total Worker Population | Under 18 yrs  | % Under 18 yrs | 18 – 64 yrs   | % 18 – 64 yrs | 65+ yrs      | % 65+ yrs     |
|------------------------------|-------------------------|---------------|----------------|---------------|---------------|--------------|---------------|
| <b>72,782</b>                | <b>19,785</b>           | <b>19,751</b> | <b>25.38%</b>  | <b>45,744</b> | <b>63.78%</b> | <b>7,897</b> | <b>10.87%</b> |

Sources: 2000 US Census, Central Transportation Planning Package (CTPP) 2000.

The non-residential open space study area shows similar results to the residential study area, in that the percentage of people under the age of 18 is very high in comparison to the percentage of people under 18 in Manhattan. The percentage of the population from ages 18-64 in the non-

residential study area is also similar to the population distribution within the residential study area; however, the non-residential total population comprises 63.8 percent of the total population from ages 18-64. Manhattan as a whole, by comparison has a 71.1 percent composition of 18 to 64 year olds. The proportion of 64 and older population is also similar for the residential and non-residential study areas, and both are similar to the percentage of that cohort for Manhattan.

### **Inventory of Publicly Accessible Open Space**

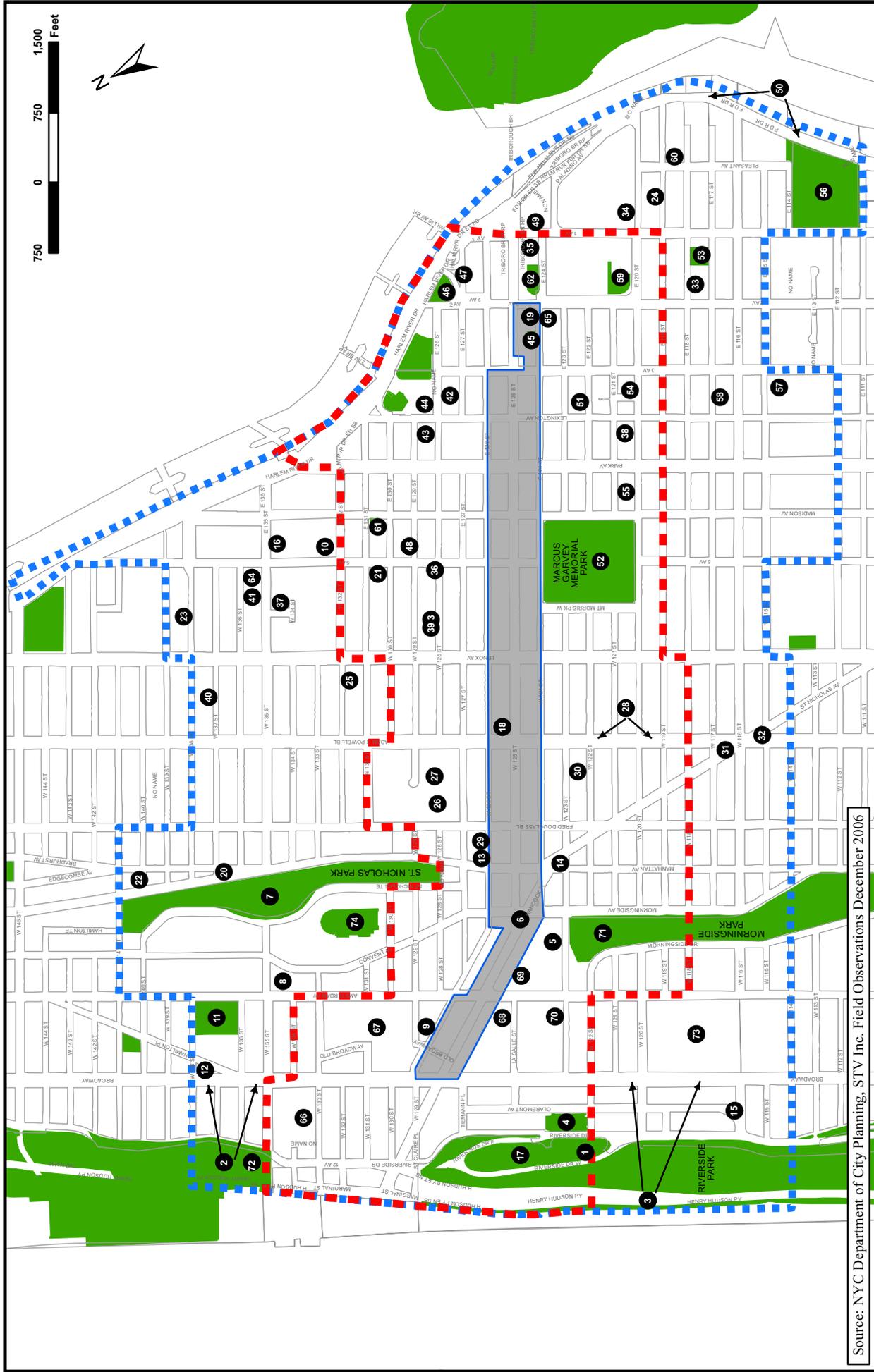
Open space may be publicly or privately owned and may be used for active or passive recreational purposes. According to the *CEQR Technical Manual* public open space is defined as publicly or privately owned land that is publicly accessible (open to the public for designated daily periods on a regular basis) and has been designated for leisure, play, or sport, or land set aside for the protection and/or enhancement of the natural environment. Private open space that is not accessible to the general public on a regular basis can only be considered qualitatively.

An open space is determined to be active or passive by the uses which the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns, and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation with benches, walkways, and picnicking areas.

All publicly accessible open space facilities within the study area were inventoried in January and August 2007 and were identified by their location, size, owner, type, utilization, equipment, hours, and condition of available open space. The survey was undertaken on days when the weather was clear and warm for the season; there was no snow cover and the parks were active in use. The condition of each open space facility was categorized as “Excellent,” “Good,” or “Fair.” A facility was considered in excellent condition if the area was clean, attractive, and all equipment was present and in good repair. A “good” facility had minor problems such as litter, or older but operative equipment. A “fair” facility was one which was poorly maintained, had broken or missing equipment, lack of security, or other factors which would diminish the facility’s attractiveness. Determinations were made subjectively, based on a visual assessment of the facilities. Table 3.4-3, Existing Open Space Resources, identifies the address, ownership, hours, acreage of active and passive open spaces in the study area, and their condition and utilization. Figure 3.4-2 maps their location within the entire open space study area and shows them in context with the quarter-mile non-residential and half-mile residential study area boundaries. When initially referenced in the text, study area open space is listed by the number used to identify them in Table 3.4-3 and on Figure 3.4-2.

Judgments as to the intensity of use and conditions of the facilities were qualitative, based on an observed degree of activity or utilization. If a facility seemed to be at or near capacity, i.e., the majority of benches or equipment was in use, then utilization was considered heavy. If the facility or equipment was in use, but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light.

Public spaces without useable recreational areas (such as spaces where seating is unavailable)



**Figure 3.4-2 - Existing Open Space Resources**

**125th Street Corridor Rezoning and Related Actions EIS**

NYC Department of City Planning

**Legend**

- 1 Existing Open Space Resource
- Proposed Rezoning Area
- Commercial Study Area
- Residential Study Area

**Table 3.4-3: Existing Open Space Resources (Residential and Non-Residential Study Area)**

| Map Key # | Name/Address   | Owner* | Description  | Hours of Access                         | Acreage |        |         | Condition & Utilization |
|-----------|--|--------|--|---|---------|--------|---------|-------------------------|
|           |  |        |  |   | Total   | Active | Passive |                         |
| 1         | Riverside Park<br>Riverside Drive to Hudson River between West 59 <sup>th</sup> Street to Claire Place                               | NYCDPR | Park: playgrounds, skate park, bird sanctuary, tennis courts   | Sunrise to 1 am                         | 30      | 7.5    | 22.5    | 3 / 3                   |
| 2         | Broadway Center Plots<br>Broadway, West 135 to 156 Street  | NYCDPR | Strip: landscaped area with shrubs and trees   | 24 hours / day                          | 2.2     | 0      | 2.2     | 3 / N/A                 |
| 3         | Broadway Center Plots<br>Broadway from West 110 <sup>th</sup> to 122 <sup>nd</sup> Street  | NYCDPR | Strip: landscaped area with shrubs and trees   | 24 hours / day                          | 1.7     | 0      | 1.7     | 3 / 3                   |
| 4         | Sakura Park<br>Riverside Drive, Claremont Avenue to West 122 <sup>nd</sup> Street  | NYCDPR | Park: small area for swings, central statue, grass   | Sunrise to 1 am                         | 2.07    | 0.1    | 1.97    | 3 / 2                   |
| 5         | PS 125 / Ralph Bunche Playground<br>Morningside Ave towards Amsterdam, West 123 <sup>rd</sup> to 124 <sup>th</sup> Street            | NYCDPR | Playground: high chain link fence enclosing space, jungle gym, play area   | Mon – Fri 8 to 4pm                      | 1.69    | 1.69   | 0       | 2 / 2                   |
| 6         | Roosevelt Triangle / Square (Dist 11)<br>Morningside Avenue to Hancock Place, West 124 <sup>th</sup> to 125 <sup>th</sup> Street     | NYCDPR | Triangle: benches, low steel fence, landscaping, statue  | 24 hours / day                          | 0.035   | 0      | 0.035   | 3 / 2                   |
| 7         | St. Nicholas Park<br>St. Nicholas Avenue to St. Nicholas Terrace, West 128 <sup>th</sup> to 141 <sup>st</sup> Street                 | NYCDPR | Park: Low iron fence, steep slopes, staircase to city college, antique lamps, restrooms, jungle gyms, swings, basketball court | Sunrise to 1 am                         | 22.74   | 5.68   | 17.06   | 2 / 3                   |
| 8         | Annunciation Park<br>Convent & Amsterdam Avenue, West 134 <sup>th</sup> to 135 <sup>th</sup> Street                                  | NYCDPR | Park: tall chain link fence surrounding space, jungle gym, benches, abandoned restrooms  | 8am to Dusk                             | 1.24    | 0.62   | 0.62    | 1 / 2                   |
| 9         | Sheltering Arms Park<br>Amsterdam Avenue to Old Broadway, West 126 <sup>th</sup> to 129 <sup>th</sup> Street                         | NYCDPR | Park: two pools, handball court, jungle gyms, landscaping triangle   | 24 hours / day                          | 1.43    | 1      | 0.43    | 3 / 3                   |
| 10        | Lincoln Houses Playground<br>5 <sup>th</sup> to Madison Avenue, East 132 <sup>nd</sup> Street,                                       | NYCHA  | Playground: 1 jungle gym   | 8am to Dusk                             | 0.2     | 0.2    | 0       | 1 / 2                   |
| 11        | PS 192 Playground (Jacob Schiff Playground)<br>Amsterdam Avenue towards Broadway, West 136 <sup>th</sup> to 138 <sup>th</sup> Street | NYCDPR | Playground: tall black chain link fence, beautiful (soccer) field, playground separated  | Soccer field a dusk<br>Playground – 1am | 3.85    | 3.85   | 0       | 3 / 3                   |

**Key:** Condition: 1 = Fair 2 = Good 3 = Excellent Utilization: 1 = Light 2 = Medium 3 = Heavy

**Table 3.4-3: Existing Open Space Resources (continued)**

| Map Key # | Name / Address   | Owner          | Description   | Hours of Access | Acreage |        |         | Condition & Utilization |
|-----------|--|----------------|---|-----------------|---------|--------|---------|-------------------------|
|           |  |                |   |                 | Total   | Active | Passive |                         |
| 12        | Montefiore Square<br>Broadway to Hamilton Place, West 136 <sup>th</sup> to 138 <sup>th</sup> Street  | NYCDPR         | Triangle: short iron fence, walkway separates four sections with plants, antique lamps    | Sunrise to 1am  | 0.34    | 0      | 0.34    | 3 / 3                   |
| 13        | William B Washington Memorial Garden<br>126 <sup>th</sup> (toward 127 <sup>th</sup> ) between Frederick Douglass Boulevard and St. Nicholas Avenue | NYCDPR         | Garden: clutter, some wood decaying, some shrubs and plants                               | 8am to Dusk     | 0.2     | 0      | 0.2     | 1 / 2                   |
| 14        | Hancock Park<br>St Nicholas to Manhattan Avenue, West 123 <sup>rd</sup> to 124 <sup>th</sup> Street  | NYCDPR         | Triangle: short iron fence encloses space with statue, plants and shrubs                  | Sunrise to 1am  | 0.07    | 0      | 0.07    | 3 / 3                   |
| 15        | Greenstreet<br>Claremont Avenue, 116 <sup>th</sup> Street Joint  | NYCDOT         | Triangle: short iron fence encloses space with plants                                     | 24 hrs / day    | 0.08    | 0      | 0.08    | 2 / 1                   |
| 16        | Abraham Lincoln Playground<br>East 135 <sup>th</sup> Street, 5 <sup>th</sup> to Madison Avenue   | NYCDPR         | Playground: 2 jungle gyms, restrooms, short iron fence                                    | 8am to Dusk     | 0.99    | 0.79   | 0.2     | 2 / 2                   |
| 17        | General Grant National Memorial Park<br>Riverside Drive West to Riverside Drive East   | NPS            | Park: National memorial to General Grant  | Sunrise to 1am  | 0.76    | 0      | 0.76    | 3 / 2                   |
| 18        | State Office Building Plaza<br>West 126 <sup>th</sup> Street and Frederick Douglass Blvd.  | New York State | Plaza: benches and plantings outside the office building                                  | 24 hrs/day      | 0.5     | 0      | 0.5     | 3 / 3                   |
| 19        | Harry's Playground<br>124 <sup>th</sup> Street, East 2 <sup>nd</sup> to 3 <sup>rd</sup> Avenue   | NYCHPD         | Playground: separated from Dream Street by indoor garden, basketball court with bleachers | 8am to Dusk -   | 0.3     | 0.24   | 0.06    | 2 / 2                   |
| 20        | Dorrence Book Square<br>St Nicholas to Edgecombe Avenue, West 136 <sup>th</sup> to 137 <sup>th</sup> Street  | NYCDPR         | Triangle: two separate landscaped areas with low iron fences, benches                     | Sunrise to Dusk | 0.038   | 0      | 0.038   | 3 / 3                   |
| 21        | Courtney Callender Playground<br>5 <sup>th</sup> Avenue, West 130 <sup>th</sup> to 131 Street  | NYCDPR         | Playground: 1 large jungle gym and basketball court, benches                              | 8am to Dusk     | 0.653   | 0.62   | 0.033   | 3 / 3                   |
| 22        | Arington "Ollie" Edinboro Playground<br>140 <sup>th</sup> Street and St. Nicholas Avenue   | NYCDPR         | Playground: jungle gym, basketball court, benches and tables, restroom                    | 8am to Dusk     | 1       | 0.75   | 0.25    | 2 / 3                   |

**Key:** Condition: 1 = Fair 2 = Good 3 = Excellent Utilization: 1 = Light 2 = Medium 3 = Heavy

**Table 3.4-3: Existing Open Space Resources (continued)**

| Map Key # | Name/Address  | Owner* | Description  | Hours of Access      | Acreage |        |         | Condition & Utilization |
|-----------|---|--------|--|----------------------|---------|--------|---------|-------------------------|
|           |   |        |  |                      | Total   | Active | Passive |                         |
| 23        | William McCray Playground<br>West 138 <sup>th</sup> Street, between Lenox and 5 <sup>th</sup> Avenue                          | NYCDPR | Playground: three separated spaces, 100% passive middle, basketball court left, jungle gym and benches right | 8am to Dusk          | 0.456   | 0.274  | 0.182   | 3 / 2                   |
| 24        | Holy Rosary Playground<br>Pleasant Avenue, East 119 <sup>th</sup> to 120 <sup>th</sup> Street                                 | NYCDPR | Playground: basketball courts, chain link fence  | 8am to Dusk          | 0.42    | 0.42   | 0       | 1 / 2                   |
| 25        | 132 <sup>nd</sup> Street Block Association Park<br>West 132 <sup>nd</sup> Street, Lenox Avenue to Adam Clayton Powell Blvd.   | NYCDPR | Park: small pond, cobblestone walkway, benches   | 8am to Dusk          | 0.17    | 0      | 0.17    | 2 / 2                   |
| 26        | St. Nicholas Playground North<br>W/S Adam Clayton Powell Blvd., West 130 <sup>th</sup> Street                                 | NYCDPR | Playground: basketball court, 2 jungle gyms, sprinkler, 2 swing sets, benches                                | 8am to Dusk          | 0.66    | 0.59   | 0.07    | 3 / 2                   |
| 27        | St. Nicholas Playground South<br>W/S Adam Clayton Powell Blvd., West 127 <sup>th</sup> to 129 <sup>th</sup> Street            | NYCDPR | Playground: 2 swing sets, restroom, 3 basketball courts  | 8am to Dusk          | 0.67    | 0.54   | 0.13    | 3 / 2                   |
| 28        | 7 <sup>th</sup> Avenue Center Plots<br>Adam Clayton Powell Blvd., West 110 <sup>th</sup> to 152 <sup>nd</sup> Street Triangle | NYCDPR | Strip of landscaped area enclosed by short iron fencing  | 24 hrs/day           | 1.68    | 0      | 1.68    | 3 / N/A                 |
| 29        | Clayton Williams Garden<br>West 126 <sup>th</sup> Street, Fredrick Douglass Blvd. to St. Nicholas Avenue                      | NYCDPR | Garden: landscaped area with gazebo  | Mon-Sun 11 to 2pm    | 0.4     | 0      | 0.4     | 1 / 2                   |
| 30        | Joseph Daniel Wilson Garden (Garden #8)<br>West 122 <sup>nd</sup> Street, Adam Clayton Powell to Fredrick Douglass Blvd.      | NYCDPR | Garden: coventry (private) and Garden #8, tall chain link fence, landscaped with benches                     | Tues/Thurs 12 – 5:30 | 0.5     | 0      | 0.5     | 1 / 1                   |
| 31        | A Phillip Randolph Square<br>Adam Clayton Powell to St Nicholas Ave, West 116 <sup>th</sup> to 117 <sup>th</sup> Street       | NYCDPR | Triangle: landscaped area with benches, paved in the center  | 8am to Dusk          | 0.07    | 0      | 0.07    | 3 / 3                   |
| 32        | Samuel Marx Triangle<br>West 115 <sup>th</sup> Street, Adam Clayton Powell Blvd. to St. Nicholas Avenue                       | NYCDPR | Triangle: small landscaped area with some shrubs and trees   | 24 hrs/day           | 0.03    | 0      | 0.03    | 3 / 3                   |
| 33        | Diamante Garden<br>East 118 <sup>th</sup> Street, 1 <sup>st</sup> to 2 <sup>nd</sup> Avenue                                   | NYCDPR | Garden: landscaped area enclosed by fencing  | 8am to Dusk          | 0.5     | 0      | 0.5     | 2 / 2                   |

**Key: Condition:** 1 = Fair 2 = Good 3 = Excellent **Utilization:** 1 = Light 2 = Medium 3 = Heavy

**Table 3.4-3: Existing Open Space Resources (continued)**

| Map Key # | Name/Address   | Owner* | Description  | Hours of Access              | Acreage |        |         | Condition & Utilization |
|-----------|--|--------|--|------------------------------|---------|--------|---------|-------------------------|
|           |  |        |  |                              | Total   | Active | Passive |                         |
| 34        | Wagner Houses Community Center Garden<br>East 120 <sup>th</sup> Street, 1 <sup>st</sup> to Pleasant Avenues                    | NYCHA  | Garden: playground, benches, with iron and chain link fence  | 8am to Dusk                  | 0.5     | 0.2    | 0.3     | 1 / 1                   |
| 35        | Othmar Ammann Playground<br>East 124 <sup>th</sup> Street, 1 <sup>st</sup> and 2 <sup>nd</sup> Avenues                         | NYCDPR | Playground: 2 basketball courts, 1 jungle gym, iron fence    | 8am to Dusk                  | 0.8     | 0.72   | 0.08    | 3 / 2                   |
| 36        | Collyer Brothers Park<br>Fifth Avenue, East 128 <sup>th</sup> Street   | NYCDPR | Park: landscaped area  | Sunrise to 1am               | 0.034   | 0      | 0.034   | 1 / 1                   |
| 37        | Hansborough Recreation Center<br>35 West 134 <sup>th</sup> Street  | NYCDPR | Gymnasium and Pool   | 9-10pm Mon-Fri<br>10-6pm Sat | 0.29    | 0.29   | 0       | 3 / 3                   |
| 38        | UPACA Houses<br>East 121 <sup>st</sup> Street, Lexington to Park Avenue  | NYCHA  | Sitting area for residents                                   | 24 hrs/day                   | 0.2     | 0      | 0.2     | 2 / 1                   |
| 39        | Reverend Linette C Williamson Memorial Park<br>West 129 <sup>th</sup> Street, Lenox to 5 <sup>th</sup> Avenue                  | NYCDOT | Garden: garden boxes, gazebo, barbed wire fencing            | 8am to Dusk                  | 0.051   | 0      | 0.051   | 2 / 2                   |
| 40        | Elizabeth Langley Memorial Garden<br>West 137 <sup>th</sup> Street, Adam Clayton Powell Blvd. to Lenox Avenue                  | NYCDPR | Garden: landscaped area with benches, fencing                | 8am to Dusk                  | 0.1     | 0      | 0.1     | 3 / 2                   |
| 41        | Howard Bennett / PS 197 Playground<br>135 <sup>th</sup> to 136 <sup>th</sup> Street, Lenox to 5 <sup>th</sup> Avenue           | NYCDPR | Playground: 1 handball court, 1 jungle gym, chain link fence | 8am to Dusk                  | 1.23    | 1.23   | 0       | 3 / 3                   |
| 42        | PS 30 Playground<br>East 128 <sup>th</sup> Street, 3 <sup>rd</sup> to Lexington Avenue   | NYCDPR | Playground: 1 jungle gym, black chain link fence             | 8am to Dusk                  | 0.5     | 0.4    | 0.1     | 2 / 2                   |
| 43        | Jackie Robinson Houses Playground<br>Lexington to Park Avenue, East 128 <sup>th</sup> to 129 <sup>th</sup> Street              | NYCHA  | Playground: jungle gym                                       | 24 hrs/day                   | 0.5     | 0.4    | 0.1     | 2 / 2                   |
| 44        | Alice Kornegay Triangle<br>Lexington Avenue, East 128 <sup>th</sup> to 129 <sup>th</sup> Street                                | NYCDPR | Playground: jungle gym                                       | 8am to Dusk                  | 0.883   | 0.883  | 0       | 3 / 3                   |
| 45        | Dream Street Park<br>East 124 <sup>th</sup> Street, 2 <sup>nd</sup> to 3 <sup>rd</sup> Avenue                                  | NYCDPR | Park: landscaped   | Sunrise to 1am               | 0.025   | 0      | 0.025   | 1 / 1                   |
| 46        | Crack is Wack Playground (Harlem River Dr. Park)<br>2 <sup>nd</sup> Avenue, East 127 <sup>th</sup> to 128 <sup>th</sup> Street | NYCDPR | Playground: jungle gyms, 4 basketball courts                 | 8am to Dusk                  | 1.37    | 1.37   | 0       | 2 / 2                   |

**Key:** Condition: 1 = Fair 2 = Good 3 = Excellent Utilization: 1 = Light 2 = Medium 3 = Heavy

**Table 3.4-3: Existing Open Space Resources (continued)**

| Map Key # | Name/Address   | Owner*  | Description   | Hours of Access                         | Acreage |        |         | Condition & Utilization |
|-----------|--|---------|---|---|---------|--------|---------|-------------------------|
|           |  |         |   |   | Total   | Active | Passive |                         |
| 47        | Harlem River Park<br>East 127 <sup>th</sup> Street, 2 <sup>nd</sup> Avenue to Harlem River Drive   | NYCDPR  | Park: landscaped area with benches  | Sunrise to 1am                          | 0.35    | 0      | 0.35    | 2 / 2                   |
| 48        | Harlem Rose Garden<br>129 <sup>th</sup> , 5 <sup>th</sup> to Madison Avenue  | NYC DPR | Garden: landscaped area, chain link fence   | Sat-Sun<br>12-5pm                       | 0.75    | 0      | 0.75    | 3 / 2                   |
| 49        | Louis Cuvillier Park<br>East 124 <sup>th</sup> Street to Triboro Bridge, FDR Drive to 1 <sup>st</sup> Avenue                             | NYCDPR  | Park: landscaped area with benches  | Sunrise to 1am                          | 2.75    | 0      | 2.75    | 2 / 2                   |
| 50        | East River Esplanade / Bobby Wagner Walk<br>FDR Drive, East 90 <sup>th</sup> to 124 <sup>th</sup> Street                                 | NYCDPR  | Park/Public Thoroughfare: pedestrian and bike path  | Sunrise to 1am                          | 3.3     | 3      | 0.3     | 3 / 3                   |
| 51        | McNair Playground<br>Lexington Avenue, East 122 <sup>nd</sup> to 123 <sup>rd</sup> Street  | NYCDPR  | Playground: jungle gym, benches, landscaping  | 8am to Dusk                             | 0.624   | 0.468  | 0.156   | 3 / 2                   |
| 52        | Marcus Garvey Memorial Park<br>Madison Avenue, East 120 <sup>th</sup> to 124 <sup>th</sup> Street  | NYCDPR  | Park: main and upper level (Mt. Morris), baseball field, basketball courts, jungle gyms, amphitheater, office, pool | Main level:<br>1am Upper Level:<br>10pm | 20.17   | 16.14  | 4.03    | 3 / 3                   |
| 53        | PS 155 Playground (William Paca School)<br>East 117 <sup>th</sup> to 118 <sup>th</sup> Street, 1 <sup>st</sup> to 2 <sup>nd</sup> Avenue | NYCDPR  | Playground: sandpit, sprinkler, roller-skating rink, baseball and basketball field, shuffleboard                    | 8am to Dusk                             | 0.834   | 0.834  | 0       | 3 / 3                   |
| 54        | East Harlem Art Park<br>East 120 <sup>th</sup> Street and Sylvan Place   | NYCDPR  | Park: tall iron fence, benches, cobblestone, sculpture, lamps   | 8am to Dusk                             | 0.346   | 0      | 0.346   | 3 / 2                   |
| 55        | Eugene McCabe Field (PS 79)<br>Park Avenue, East 120 <sup>th</sup> and 121 <sup>st</sup> Street  | NYCDPR  | Playground: multi-purpose field tall fencing, some seating  | Closes at 9pm                           | 0.789   | 0.789  | 0       | 3 / 3                   |
| 56        | Thomas Jefferson Park<br>1 <sup>st</sup> Avenue to FDR Drive, East 111 <sup>th</sup> to 114 <sup>th</sup> Street                         | NYCDPR  | Park: 3 baseball and 1 soccer field, 2 basketball courts, playground, pool, 2 statues                               | Sunrise to 1am                          | 15.52   | 12.42  | 3.1     | 3 / 3                   |
| 57        | James Weldon Johnson Playground (PS 57)<br>East 115 <sup>th</sup> to 114 <sup>th</sup> Street, 3 <sup>rd</sup> to Lexington Avenue       | NYCDPR  | Playground: basketball and handball court, jungle gym and benches   | 8am to dusk                             | 1.3     | 1      | 0.3     | 2 / 3                   |
| 58        | 117 <sup>th</sup> Street Community Garden<br>East 117 <sup>th</sup> Street, Lexington to 3 <sup>rd</sup> Avenue                          | NYCHPD  | Garden: planting boxes, tall chain link fence, picnic tables  | 4-6pm Mon to Sat                        | 0.2     | 0      | 0.2     | 1 / 2                   |

**Key: Condition:** 1 = Fair 2 = Good 3 = Excellent **Utilization:** 1 = Light 2 = Medium 3 = Heavy

**Table 3.4-3: Existing Open Space Resources (continued)**

| Map Key # | Name/Address   | Owner* | Description   | Hours of Access | Acreage |        |         | Condition & Utilization |
|-----------|--|--------|---|-----------------|---------|--------|---------|-------------------------|
|           |  |        |   |                 | Total   | Active | Passive |                         |
| 59        | Wagner Playground / Recreation Area (JHS 45)<br>East 120 <sup>th</sup> Street, 1 <sup>st</sup> to 2 <sup>nd</sup> Avenue | NYCDPR | Athletic / Recreation Facility:<br>soccer and baseball field                                | 8am to Dusk     | 1.59    | 1.59   | 0       | 3 / 3                   |
| 60        | Pleasant Village Community Garden<br>Pleasant Avenue, East 118 <sup>th</sup> to 119 <sup>th</sup> Street                 | NYCDPR | Garden: planting boxes, chain link fence, landscaping                                       | 8am to Dusk     | 0.38    | 0      | 0.38    | 1 / 2                   |
| 61        | Moore Playground (PS 133)<br>Madison Avenue, East 130 <sup>th</sup> to 131 <sup>st</sup> Street                          | NYCDPR | Playground: 3 separated playgrounds, basketball and tennis courts, benches                  | 8am to Dusk     | 0.766   | 0.766  | 0       | 3 / 3                   |
| 62        | Wagner Houses Pool<br>East 124 <sup>th</sup> Street, 1 <sup>st</sup> to 2 <sup>nd</sup> Avenue                           | NYCDPR | Athletic / Recreation Facility:<br>pool, tall iron fence                                    | 8am to Dusk     | 0.808   | 0.808  | 0       | 2 / 2                   |
| 63        | Unity Gardens<br>West 128th Street, Fifth to Lenox Avenue  | NYCDPR | Garden: planting boxes, landscaping   | 8am to Dusk     | 0.129   | 0      | 0.129   | 2 / 2                   |
| 64        | Greening of Harlem Park<br>West 135 <sup>th</sup> Street, 5 <sup>th</sup> to Lenox Avenue                                | NYCDPR | Park  | Sunrise to 1am  | 0.2     | 0      | 0.2     | 2 / 3                   |
| 65        | Carver Community Garden<br>East 124 <sup>th</sup> Street, 2 <sup>nd</sup> to 3 <sup>rd</sup> Avenue                      | NYCDPR | Garden: planting boxes, tall iron fence, landscaping  | 8am to Dusk     | 0.5     | 0      | 0.5     | 2 / 2                   |
| 66        | I.S.195<br>Broadway, West 133 <sup>rd</sup> to 135 <sup>th</sup> Street.   | NYCDOE | Playground: basketball courts and jungle gym  | 8am to Dusk     | 0.68    | 0.68   | 0       | 2 / 2                   |
| 67        | Manhattanville Houses Playground<br>West 129 <sup>th</sup> to 133 <sup>rd</sup> Street, Broadway to Amsterdam Avenue     | NYCHA  | Playground: basketball courts, jungle gym, baseball / softball fields, benches, landscaping | 8am to Dusk     | 1.94    | 1.15   | 0.79    | 2 / 2                   |
| 68        | General Grant Houses I<br>LaSalle to West 125 <sup>th</sup> Street, Broadway to Amsterdam Avenue                         | NYCHA  | Playground: jungle gym  | 8am to Dusk     | 2.33    | 1.72   | 0.61    | 1 / 2                   |
| 69        | General Grant Houses II<br>West 123 <sup>rd</sup> to 125 <sup>th</sup> Street, Amsterdam to Morningside Avenue           | NYCHA  | Playground: jungle gym  | 8am to Dusk     | 2.5     | 1.85   | 0.65    | 1 / 2                   |
| 70        | Morningside Gardens<br>South of 125 <sup>th</sup> Street, Broadway to Morningside Avenue                                 | MHHC   | Playground: jungle gym  | 8am to Dusk     | 2.77    | 2.05   | 0.72    | 3 / 2                   |

**Table 3.4-3: Existing Open Space Resources (continued)**

| Map Key # | Name/Address  | Owner*              | Description   | Hours of Access | Acreage       |              |               | Condition & Utilization |
|-----------|---|---------------------|---|-----------------|---------------|--------------|---------------|-------------------------|
|           |   |                     |   |                 | Total         | Active       | Passive       |                         |
| 71        | Morningside Park,<br>West 123 <sup>rd</sup> to 114 <sup>th</sup> Street,<br>Amsterdam to Morningside Avenue | NYCDPR              | Park: baseball fields, basketball courts, monuments, large pond, arboretum, playgrounds and recreation center | Sunrise to 1am  | 27.52         | 12.02        | 15.5          | 3 / 3                   |
| 72        | Park at Riverside Drive<br>Riverside Drive, 135 <sup>th</sup> to 138 <sup>th</sup> Street.                  | NYCDPR              | Park: landscaping and benches   | Sunrise to 1am  | 3.2           | 0            | 3.2           | 2 / 2                   |
| 73        | Columbia University Morningside Campus,<br>116 <sup>th</sup> Street, Broadway to Amsterdam Avenue           | Columbia University | Campus Greens, seating areas, benches, landscaping  | 24 hrs/day      | 13.96         | 0.26         | 13.70         | 3 / 3                   |
| 74        | Open spaces at CUNY   | CUNY                | Campus Greens, track and field  | 24 hrs/day      | 5.48          | 3.66         | 1.82          | 3 / 3                   |
|           | <b>Total Acres</b>  |                     |   |                 | <b>195.81</b> | <b>91.56</b> | <b>104.25</b> |                         |

\* Acronyms: NYCDPR (NYC Department of Parks and Recreation); NYCDOT (New York City Department of Transportation); NYCHA (New York City Housing Authority); NYCHPD (NYC Housing Preservation and Development), CUNY (City University of New York), MHHC (Morningside Heights Housing Corp), NYCDOE (New York City Department of Education)

**Key:** Condition: 1 = Fair 2 = Good 3 = Excellent Utilization: 1 = Light 2 = Medium 3 = Heavy

The residential study area has a multitude of publicly accessible open spaces. Of the 74 open space resources, 18 are parks, 26 are playgrounds, three are center medians, eight are triangles or plazas, 11 are gardens, two are open spaces on college campuses, one is an outdoor pool complex, one is a multi-purpose field, one is a recreation center, one is a housing complex sitting area, one is a gathering space outside an office and another is an esplanade along the east river. Out of the 18 parks, nine do not contain any sort of active space and all of the 26 playgrounds contain at least one jungle gym. Only one garden has some active space and none of the nine triangles/plazas have active space. One of the two college campus open spaces has active space and the other is entirely passive. Of the five miscellaneous spaces, four have a significant amount of active space. Forty-one of the 74 spaces (55%) in the study area have some active space and 33 have only passive space (45%).

The proposed rezoning area contains only 2.78 acres of open space, which accounts for approximately 1.4 percent of the total open space acreage in the study area. These spaces include Roosevelt Triangle, located at the corner of Hancock Place, West 125<sup>th</sup> Street and Morningside Avenue, Dream Street Park and Harry's Playground, which are both on East 124<sup>th</sup> Street between Second and Third Avenues and half of the open space at the U.S. Grant Houses. Roosevelt Triangle is a 0.035 acre landscaped open space area. Dream Street Park is a small garden, which has a total of 0.035 passive acres and Harry's Playground is a larger, 0.3 acre space with a basketball court and seating for spectators. Harry's Playground is owned by NYCHPD and is not a mapped park. The public plaza at the Adam Clayton Powell State Office Building, which is approximately 0.5 acres, is also considered as a passive open space, providing seating, planters and sculpture.

The largest open space resources in the study area are (in order of size) Riverside Park (#1), St Nicholas Park (#7), Morningside Park (#69), Marcus Garvey Memorial Park (#52) and Thomas Jefferson Park (#56). All five open space resources have 15 or more acres and provide the majority of open space in the study area. These five parks contain a total of 109.43 acres, accounting for approximately 69 percent of the total park acreage within the study area. These five parks contain approximately 75.67 acres of active recreational space and 85.06 acres of passive space or 47 and 53 percent respectively.

Riverside Park lines the Hudson River, spanning from West 68<sup>th</sup> to West 155<sup>th</sup> Street. The park is approximately four miles in length, but only about an eighth of a mile wide. Within the study area, the park spans from West 114<sup>th</sup> Street to West 129<sup>th</sup> Street and then West 135<sup>th</sup> Street to West 138<sup>th</sup> Street from Riverside Drive to the Henry Hudson Parkway. The section of the park within the study area includes a bird sanctuary from West 116<sup>th</sup> to West 124<sup>th</sup> Streets, tennis courts at West 119<sup>th</sup> Street and an extensive bike path.

While other sections of Riverside Park offer baseball and soccer fields, a skate park, and canoe access, making the park an active space, the portion of the park in the study area is mainly passive. It contains landscaping, benches, trees and other passive features. Another feature of Riverside Park is the General Grant National Memorial Park, which is parkland surrounding Grant's Tomb and exhibition space dedicated to the Union Civil War general and president. Grant's Tomb is not only the final resting place of the general, but is also a memorial to his life and accomplishments. Activities at the National Memorial Park include open air concerts,

community activities, ranger-guided walking tours, costumed interpretation, musket firing demonstrations, and military arts programs.

Overall, Riverside Park is in excellent condition with heavy to moderate use, although utilization is the highest around the General Grant National Memorial Park and the tennis court facilities from West 119<sup>th</sup> Street to West 129<sup>th</sup> Street and Riverside Drive.

The second largest recreation space in the study area is St. Nicholas Park, with a total of 22.74 acres, which includes 5.68 active and 17.06 passive acres. The park is located from West 128<sup>th</sup> to West 141<sup>st</sup> Street and from St. Nicholas Avenue to St. Nicholas Terrace, which are between Amsterdam Avenue and Frederick Douglass Boulevard. St. Nicholas Park has two levels, created by the dramatic change in topography: the upper section, adjacent to the City University of New York and the lower section, which includes playgrounds, basketball courts and handball courts. This park is also known for its design, which sets the park amenities into the natural steep topography and rocky terrain of the area. The southernmost portion of the park, from West 130<sup>th</sup> Street to West 128<sup>th</sup> Street, is known as "The Point of Rocks," where George Washington fought in the Battle of Harlem Heights in 1776.

The park contains three sets of handball courts, basketball courts, playgrounds and restroom facilities, at the north, central and southern parts of the park. The facilities that are located at the southern portion of the park also contain two areas for picnicking and barbecuing. The playground located at the south section of the park, at 129<sup>th</sup> Street, includes new play equipment, basketball courts, a frog spray shower, benches, community bulletin board, a steel picket fence with lockable gates, and water fountains. The park is jointly operated by the NYCDPR and P.S. 129 (John H. Finley School). The park also boasts beautiful bluestone steps, antique lamps, manicured landscaping and attractive facilities. A dog run, located on the upper level, is the most recent addition to St. Nicholas Park. The students and faculty at the City College of New York increase the utilization of the park when school is in session. The park is in good condition and is heavily used.

Morningside Park is the third largest park within the open space study area containing a total of approximately 21 acres located within the residential study area. Morningside Park is located from West 110<sup>th</sup> to West 123<sup>rd</sup> Street and is enclosed by Morningside Drive on the West and Morningside Avenue on the East. The park has an irregular shape owing to its topography and the street grid changes around it, and is much longer than it is wide. The design of the park focuses on the natural bedrock outcroppings on site, which make this park unique and attractive. The park amenities include baseball fields and basketball courts at the south end, various monuments, a large pond and waterfall, arboretum, playgrounds and a recreation center at the north end of the park. Other features include recently renovated bluestone steps, antique lamps, manicured pathways and landscaping. Morningside Park is approximately 30 percent active and 70 percent passive. It is also in excellent condition and utilization is heavy.

Marcus Garvey Memorial Park, located from Madison Avenue to Mt. Morris Park West and from 120<sup>th</sup> to 124<sup>th</sup> Street, is also one of Harlem's largest active open space resources, with a total of 20.17 acres. Marcus Garvey Memorial Park is also the most central of all parks in the study area to the rezoning area and to the study area. Unlike the other three large parks, Marcus

Garvey Memorial Park contains more active uses, with 16.14 active acres and 4.03 passive acres. Marcus Garvey Memorial Park has two areas comprised by distinctly different elevations; the grade level, containing many active spaces, and a second, steep and rocky area, which is known as the Acropolis. The Acropolis closes earlier than the main level of the park, at 10pm, where as the main park closes at 1am. The Acropolis features the landmark Fire Watchtower, a former fire lookout tower listed on the National Register of Historic Places, which once provided views to most of Manhattan when open and functioning as a fire tower. The main level of the park features a swimming pool, boathouse and two playgrounds at the north end, amphitheater and recreation center at the west side, baseball fields at the southwest corner and a large fenced in playground and basketball courts at the southeast corner. The park also has passive spaces such as benches and pathways leading from one active space to the next. Like many of Harlem's other large parks, Marcus Garvey Memorial Park incorporates the topography of the land into the shape and landscaping of the park. The park is in very good condition and is heavily used.

The fifth largest park in the residential study area, with just over 15 acres of open space, is Thomas Jefferson Park. This park has a total of 15.52 acres, 12.42 which are active and 3.1 which are passive. Thomas Jefferson, like Marcus Garvey Memorial Park, is one of the more active parks in the open space study area. This park is located along the East and Harlem Rivers from First Avenue to the Harlem River Drive and East 111<sup>th</sup> to East 114<sup>th</sup> Street. The park features three baseball and one soccer field, two basketball courts, playgrounds, a pool and two large statues. It is in excellent condition and is heavily used.

In total, there are 74 open spaces, which contain a total of 195.81 acres of open space. The residential study area contains approximately 47 percent active and 53 percent passive open space, with 91.56 acres and 104.25 acres respectively. Even though the residential and non-residential study areas have a significant amount of open space, only a small percentage of these resources are located within the proposed rezoning area.

There are 22 open space resources that have a total area from 1 to 15 acres. These areas, from largest to smallest are as follows: the Columbia University open spaces, CUNY open space, the medians on Broadway, PS 192 Jacob Schiff Playground, Bobby Wagner Walk, Riverside Drive Park (North), Morningside Gardens, Louis Cuvillier Park, General Grant Houses II, General Grant Houses I, Sakura Park, Manhattanville Houses Playground, PS 125 Ralph Bunche Playground, Adam Clayton Powell Boulevard medians, JHS 45 Wagner Playground, Sheltering Arms Park, Crack is Wack Playground, PS 57 James Weldon Johnson Playground, Annunciation Park, PS 197 Howard Bennett Playground and Arington "Ollie" Edinboro Playground.

The portion of the Columbia University campus spaces within the study area (#73) are noted as passive open spaces used mostly by college students for picnicking, studying and other activities. The campus is open to the casual stroller; its active open spaces are not counted for purposes of this study. These spaces include campus greens, benches and tables and other gathering spaces. The City University of New York (CUNY) (#74) open space, has a combination of both passive and active spaces. The passive space is used as walking paths and gathering spaces with a large track and field within the residential study area. The open space at CUNY, unlike at Columbia University, is accessible to the public.

Two center medians mentioned above divide Broadway from West 135<sup>th</sup> to West 156<sup>th</sup> Street (#2), from West 110<sup>th</sup> to West 122<sup>nd</sup> Street (#3) and Adam Clayton Powell Boulevard from 110<sup>th</sup> to 152<sup>nd</sup> Street (#28). These center planting islands make Broadway and Adam Clayton Powell Boulevard, which are both bi-directional four-lane wide streets, look more appealing and break up the appearance of the asphalted streets. The open space is not truly usable by the public, but it does provide a resource that adds to the aesthetics of the street and green space of the community.

Bobby Wagner Walk (#50), also known as the East River Esplanade, is a park and public thoroughfare spanning 3.3 acres which includes a pedestrian and bike path, beautiful views of the river and manicured landscaping. In its existing condition, the Esplanade runs along the Harlem River to 125<sup>th</sup> Street: NYCDPR has plans to continue the esplanade up to 145<sup>th</sup> Street. The redevelopment of Bobby Wagner Walk above 125<sup>th</sup> Street is explained in further detail in the Future without the Action and Future with the Proposed Action.

All of the other spaces mentioned above are from one to four acres, and most are much more active than passive, except for Louis Cuvillier Park and the Park at Riverside Drive (North), which are both passive. These spaces are also all parks or playgrounds, for children and/or adults to play, use the amenities or just take a stroll.

The following is a synopsis of active open spaces in the study area that are less than one acre, which are as follows: a housing complex sitting area, recreation center, multi-purpose field, outdoor pool, school playground, office complex open space or the UPACA Houses, Hansborough Recreation Center, Eugene McCabe Field, Wagner Houses Pool, I.S. 195 Playground and State Office Building Plaza respectively. The UPACA housing sitting area (#38) is a fenced in area adjacent to the UPACA Houses, with benches, a pathway and some grass and shrubs. It is in good condition and utilization is light. The Hansborough Recreation Center (#37) is a recreation space that includes a gymnasium and a pool. The center is in excellent condition and is heavily utilized. Eugene McCabe Field (#55), which is located on Park Avenue between East 120<sup>th</sup> and East 121<sup>st</sup> Streets, is a multi-purpose soccer and football field with bleachers and tall fencing, which is used by the adjacent PS 79. The field is an active space that is operational from sunrise until 9pm and is in excellent condition is heavily used. The Wagner Houses Pool (#62) consists of an outdoor pool, enclosed by a tall iron fence. The facility, located near the Triboro Bridge on 124<sup>th</sup> Street, between First and Second Avenue, is in good condition and has medium utilization. I.S. 195 Playground (#66) is located on Broadway between West 133<sup>rd</sup> and 135<sup>th</sup> Street, contains basketball courts and a jungle gym and is in good condition and is moderately used. The State Office Building Plaza is an outdoor gathering space for workers with benches and planting boxes that are in good condition. It is heavily used during the day.

The majority of the passive recreation resources are plazas, triangles, gardens or green spaces that line the center of larger streets. All of the open space resources that are dedicated for passive use only, excluding the center medians, Louis Cuvillier Park and the Park at Riverside Drive (North), are less than 1 acre. However, these resources do vary considerably in terms of attractiveness and amenity. Some gardens offer a pond, planting boxes and benches, while others may just be landscaped spaces enclosed by a fence or a landscaped triangle with paved

walkways. These passive spaces of less than one acre are outlined in Table 3.4-3.

## **Quantitative Analysis of Open Space Adequacy**

### ***Residential Open Space Study Area***

The residential open space study area contains 195.81 acres of public open space, which consists of 91.56 acres for active use and 104.25 acres for passive use (See Table 3.4-3). Based on the 2000 census, 155,401 people reside within the residential open space study area. The residential open space study area has a combined (active and passive) open space ratio of approximately 1.26 acres of open space per 1,000 residents, and therefore does not meet DCP's planning guideline of 2.5 acres of combined active and passive open space per 1,000 residents. The greatest deficit is attributable to the active open space ratio, which is 0.59 acres of open space per 1,000 residents, where DCP guidelines call for 2.0 active acres per thousand residents. The residential study area's passive open space ratio is 0.67 acres of open space per 1,000 residents, which is above DCP's guideline of 0.5 passive acres per 1,000 residents.

The addition of employees who work within the residential open space study area to the residential population decreases the passive open space ratio. The combined residential and worker populations total 205,766 persons. The combined passive open space ratio in the residential study area is 0.51 acres, which is higher than the weighted average of the resident and worker target open space ratio of 0.411 acres per 1,000 residents and workers. These existing condition data are shown in Table 3.4-4.

Within the residential study area approximately 65.2 percent of the population falls between the ages of 18 and 64, 24.2 percent under 18 and 10.7 percent are 65 years of age or older. The under 18 population uses more active open spaces and the over 65 population is more likely to use only passive open space. Therefore, while users of passive open space are adequately served, there is a dearth of active open spaces for persons under 18 years of age, and persons between 18 and 64 who may want to use active spaces. However, this deficit is somewhat ameliorated by the variety and quality of active open spaces available within the study area, including those at the major area parks including Riverside Park, Marcus Garvey Memorial Park and Thomas Jefferson Park; school playgrounds across the study area ( #5, PS 125; #42 PS 30 Playground; #53, PS 155 Playground); #57, PS57 Playground; #59, JHS 45; #66, IS 195) and the publicly-accessible active play areas available at public housing developments (e.g., #10, Lincoln Houses Playground; #34, Wagner Houses playground and #62 the Wagner Houses Pool; #67 Manhattanville Houses Playground, and #68 and 69, the General Grant Houses playgrounds). Within these active spaces are active uses including pools, basketball and tennis courts, jungle gyms, softball fields with benches. In addition, the CUNY track and field (#74), especially attractive for the adult user, is a major open space resource within the residential study area.

### ***Non-Residential Open Space Study Area***

The analysis of the non-residential open space study area focuses on passive open spaces that may be used by workers in the area. To assess the adequacy of the passive open spaces in the area, the ratio of workers to acres of open space is compared with DCP's planning guideline of

0.15 acres of passive space per 1,000 workers. In addition, the passive open space ratio for both workers and residents in the area is compared to the weighted average of the resident and worker open space ratios. The weighted average target for combined open space residents and non-residents is 0.425 acres within the non-residential open space area.

The non-residential open space study area contains 77.49 acres of open space, with 30.42 acres for passive use. A total of 72,782 residents live in the non-residential study area, and 19,785 people work within the non-residential study area boundary. Therefore, the combined residential and worker population within this study area is 92,567 residents and workers. The non-residential study area has a ratio of 1.55 acres of passive open space per 1,000 workers, which is substantially higher than the City's guideline of 0.15 acres (see Table 3.4-4). This open space ratio notes that there is a sufficient proportion of passive open space within the non-residential study area to serve the worker population.

The relatively high ratio of passive open space to workers respectively in the non-residential study area is most likely due to the presence of large parks within the non-residential study area, including Marcus Garvey Memorial Park, the Adam Clayton Powell, Jr., State Office Building Plaza, and a portion of Morningside Park.

However, when the residential and non-residential populations are combined (see Table 3.4-4), the combined passive open space ratio for residents and workers falls to 0.33 acres per 1,000 residents and workers, which is lower than the recommended weighted average ratio of 0.425 acres. The open space ratio indicates a deficiency in passive open space to serve the combined nonresidential and residential populations.

Table 3.4-4 summarizes the population, open space acreage and open space ratios for the existing residential, workers and combined residential and worker populations for the residential and non-residential study areas.

**Table 3.4-4: Existing Population, Acreage and Open Space Ratios**

|   | Total Population | Open Space Acreage |        |         | Open Space Ratios per 1,000 People |        |         | DCP Open Space Guidelines |        |         |
|---|------------------|--------------------|--------|---------|------------------------------------|--------|---------|---------------------------|--------|---------|
|   |                  | Total              | Active | Passive | Total                              | Active | Passive | Total                     | Active | Passive |
| <b>Non-Residential Study Area</b>   |                  |                    |        |         |                                    |        |         |                           |        |         |
| Non-residents   | 19,785           | 77.49              | 47.07  | 30.42   | N/A                                | N/A    | 1.54    | N/A                       | N/A    | 0.15    |
| Combined non-residents and residents  | 92,567           |                    |        |         | N/A                                | N/A    | 0.33    | N/A                       | N/A    | 0.425*  |
| <b>Residential Study Area</b>   |                  |                    |        |         |                                    |        |         |                           |        |         |
| Residents   | 155,401          | 195.81             | 91.56  | 104.25  | 1.26                               | 0.59   | 0.67    | 2.5                       | 2.0    | 0.5     |
| Combined non-residents and residents  | 205,766          |                    |        |         | N/A                                | N/A    | 0.51    | N/A                       | N/A    | 0.414*  |
| *These ratios are the weighted average for the combined passive open space within the residential and non-residential study areas. The ratios were calculated by combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. |                  |                    |        |         |                                    |        |         |                           |        |         |

## Qualitative Assessment of Open Space Adequacy

### *Residential Open Space Study Area*

Although the existing open space ratio of 1.26 total acres per 1,000 residents within the residential study area is about half the desired guideline of 2.5 acres per 1,000 residents, the deficiency of open space resources within the defined study area is ameliorated by several factors. A total of 61 out of the 74 open space resources in the study area were found to be in either good or excellent condition. Many of the facilities are also not heavily used and would be able to absorb additional users. A wide variety of options for the open space user are also available, from sitting areas and walking paths to jungle gyms, basketball and handball courts, ball fields, indoor and outdoor swimming pools and areas to picnic and barbeque.

The study area also has two expansive esplanades/river parks that cover the majority of the waterfront portion of the study area. The first, Bobby Wagner Walk, lines a portion of the eastern boundary of the study area at Harlem River Drive and the second, which is a path along Riverside Park near the Henry Hudson Parkway that lines the study area's western boundary. Both waterfront parks contain pedestrian and bike paths, sitting areas and space for an array of other activities. Both open spaces also span well beyond the study area itself. Currently, Riverside Park spans in both northern and southern directions from the study area boundary, to 62<sup>nd</sup> Street at the southern end and 158<sup>th</sup> Street at the northern end. Riverside Park is over four miles in length and contains a total of 330 acres. Bobby Wagner Walk, which is otherwise known as the East River Esplanade, also extends well beyond the study area to the south, but currently ends at East 125<sup>th</sup> Street.

In addition to the significant proportion of open spaces within the study area that are in good

condition and the variety of amenities that the open space resources have to offer, the area surrounding the study area also has a significant amount of additional open space resources in the vicinity of the residential study area boundary. The largest, Central Park, is located just to the south and southwest of the study area. Central Park is an extremely large open space resource that can be utilized by the resident population of the study area.

Central Park is located just south of the study area, and contains a total of 840.01 acres. The northernmost edge of Central Park is 110<sup>th</sup> Street, adjacent at the northwest corner of the park to the open space study area and is just four blocks south of the central open space study area boundary, which ends at 114<sup>th</sup> Street. Central Park offers a vast range of amenities throughout the park, many of which are at the Park's north end near the residential study area, generally between 97<sup>th</sup> to 110<sup>th</sup> Streets. This area contains two pools, a skating rink, a garden conservancy, six playgrounds and a recreation center, which includes basketball courts and 12 fields for baseball, softball and soccer. The park also closes many of its streets to vehicular traffic during the weekends, so park users can walk, run, rollerblade and/or bike on the park's streets. Central Park is well known for its amenities and high usage, while offering a clean and well kept presence.

### ***Non-Residential Open Space Study Area***

A total of 43 of the 74 open space resources within the open space study area are located within the non-residential study area. This accounts for 77.49 acres, or 40 percent of the total 195.81 acres located within the open space study area. Therefore, there is a significant amount of open space for residents and workers within the non-residential study area as well as the residential open space study area. The non-residential study area has a passive open space ratio of 1.54 acres per 1,000 workers, which is substantially higher than DCP's recommended ratio of 0.15 acres per 1,000 non-residents. However, when the residential and non-residential populations are combined (see Table 3.4-4), the combined passive open space ratio for residents and workers falls to 0.33 acres per 1,000 residents and workers, which is lower than the recommended weighted average ratio of 0.425 acres.

As noted above, the existing passive open space ratio of 0.33 acres per 1,000 residents and workers combined within the non-residential study area is below the desired 0.425 weighted average. This deficiency of passive open space resources within the defined study area is ameliorated by several factors. For example, the study area centers on Marcus Garvey Memorial Park, which provides pleasant opportunities for strolling, and its adjacent sidewalks are commodious and appear to be a functional extension of the park itself. Similar, the open space plaza at the Adam Clayton Powell State Office Building provides some seating, planters, and opportunities for noon-day concerts. Further, small and large passive open spaces across the study area provide a wide experience of passive open spaces, including Dream Street Park (#45), the passive open spaces at the General Grant houses (#69), at Morningside Gardens (#65) and Morningside Park (#71) provide a geographical distribution across the non-residential study area and with that, several different types of open space experiences including an arboretum at Morningside Park, walking paths and seating at the public housing developments, provided in a leafy setting and landscaped viewing areas at Dream Street Park. The majority of the open space resources in the non-residential study area were found to be in either good or excellent condition

and many of the facilities only have light or moderate utilization. Many of the open space resources have a wide range of amenities.

Within the non-residential open space study area, it is noted that residents and non-residents are likely to use passive open spaces at different times of the day, so that activity within the passive open spaces is not concentrated within a single time period. For example, office and retail workers are more likely to use passive open spaces during a work week midday break for lunch or shopping, while residents are more likely to use open space on weekends, and spread their trips to open spaces across the day, to take advantage of preferred sun and shade conditions, meetings with friends, or an additional stop on an errand within the study area. With these factors, the qualitative experience of open space within the non-residential study area is reasonable.

### **3.4.2 FUTURE WITHOUT THE PROPOSED ACTION**

In the future without the proposed action, under the Reasonable Worst Case Development Scenario (RWCDS) developed by DCP, both residential and commercial development is expected in the future no-action condition by 2017. As discussed in Chapter 3.1, “Land Use, Zoning, and Public Policy,” several future no-action projects are expected to occur by the 2017 analysis year within a half-mile radius of the proposed action area. The following is a discussion of the open space projects that are expected to be developed in the residential and non-residential study areas and the expected population in the future without the proposed 125<sup>th</sup> Street Corridor Rezoning and Related Actions project.

#### **Residential Open Space Study Area Population Estimates**

Past trends in the residential open space study area were evaluated in order to provide the best estimate for growth trends of the open space study area by the build year of 2017. The population of the residential open space study area was approximately 142,609 in 1990 and 155,401 in 2000 for a net increase of 12,792 or 1,279 residents per annum. This is a rate of approximately eight percent over 10 years. Assuming that population growth follows past trends in the area, it is estimated that due to general trends and development patterns the residential population would increase by approximately 1,279 per year through 2017, adding 21,743 residents in the 17-year period from 2000 to 2017. Therefore, the open space study area is expected to increase to 177,144 residents in the year 2017.

Six projects are expected to be developed in the future without the proposed action, which include the Manhattanville mixed-use rezoning project, East 125<sup>th</sup> Street Development, East River Plaza, Kalahari, Fifth on the Park and the Harlem Hospital Center. Each project is expected to either contain additional dwelling units or retail, office, hotel, community facility, hospital and/or parking space or both. These six projects are expected to contain a total of approximately 1,543 dwelling units. In addition, there are 302 dwelling units expected under the future no-action scenario of the Reasonable Worst Case Development Scenario (RWCDS). In total there are 1,845 dwelling units that are expected to be developed in the future without the proposed action. The no-build projects are discussed in further detail in Chapter 3.1, “Land Use, Zoning, and Public Policy,” and the resulting increase in the population within the residential

study area is discussed in further detail below.

The projected 1,845 dwelling units expected under no-build conditions, would add approximately 4,539 additional residents to the open space study area (number of DU's multiplied by the average household size of 2.46 for Community Districts 9, 10 and 11). The 177,144 projected population in 2017 plus the 4,539 additional residents would result in an estimated future open space study area residential population of 181,683 under no-action conditions. This information is summarized Table 3.4-6.

The number of workers is expected to increase within the residential open space study area in the future without the proposed action. Several projects in the rezoning area and outlying study areas are either currently under construction or anticipated to be completed before the build year of 2017. These numbers were calculated by using a threshold for employees per a specific amount of square footage, depending on the type of space that is being built and by the number of residential dwelling units that have been proposed. Employment numbers were based on the following: three employees per 1,000 sf of retail, four employees per 1,000 sf of office space, one employee per 800 sf of utility use, one employee for every 1,000 sf of storage/manufacturing, one employee for every 10,000 sf of parking, one employee per 300 sf of community facility and institutional space, one employee per 500 sf of hotel and 0.04 employees per dwelling unit of residential use. The expected square footages of each land use are detailed in Chapter 2.0, "Project Description." It was estimated that no new employees would be created from the Harlem Hospital Pavilion building, since it will be a replacement of an existing 286,000 sf of current hospital space that is proposed to be demolished.

Table 3.4-5 summarizes the number of new dwelling units and employees generated by the expected no-action projects in the residential open space study area.

**Table 3.4-5: Study Area Populations Generated by  
 Expected Future No-Action Projects**

| <b>Project</b>                            | <b>Number of Dwelling Units</b> | <b>Total Number of Employees</b> |
|---|---------------------------------|----------------------------------|
| Manhattanville Mixed-Use Rezoning         | 99                              | 4,459 <u>4,810</u>               |
| East 125 <sup>th</sup> Street Development | 1,000                           | 2,450                            |
| East River Plaza                          | 0                               | 1,455                            |
| The Kalahari                              | 250                             | 130                              |
| Harlem Hospital Center                    | 0                               | 0                                |
| Fifth on the Park                         | 194                             | 127                              |
| <b>Total</b>                              | <b>1,543</b>                    | <b>8,621 <u>8,972</u></b>        |

Under existing conditions, there are approximately 50,365 workers within the residential open space study area. The six expected future no-action projects would add ~~8,621~~ 8,972 employees to the residential study area. The as-of-right development (see Chapter 2.0, “Project Description”) expected on 13 of the 26 projected development sites in the future no-action scenario would result in an incremental difference of 2,814 additional workers to the residential study area. The total number of workers in the residential study area is expected to be ~~61,800~~ 62,151. Combining the 181,683 no-action residential populations to the ~~61,800~~ 62,151 worker population expected under no-build conditions would yield approximately ~~243,483~~ 243,834 combined residents and workers within the residential open space study area. This information is summarized in Table 3.4-6 below.

**Table 3.4-6: Future No-Action (2017)  
 Residential Study Area Projected Population**

|                       | Residential Population           |  |  |                                      | Worker (Non-Residential) Population |   |  |
|-----------------------|----------------------------------|--|--|--------------------------------------|-------------------------------------|---|--|
|                       | Existing Res. Pop. (2000 Census) | Res. Increase due to Pop. Growth (0.8%/year) | Res. Increase due to Future No-Action Projects | Projected Future No-Action Res. Pop. | Existing Worker Pop.                | Increase due to Future No-Action Projects | Projected Future No-Action Worker Pop. |
| Study Area Population | 155,401                          | 21,743                                       | 4,539  | <b>181,683</b>                       | 50,365                              | <del>11,435</del><br><u>11,786</u>        | <b>61,800</b><br><u>62,151</u>         |

**Non-Residential Study Area Population Estimates**

Past trends in the non-residential open space study area were also researched in order to provide the best estimate for growth trends within the non-residential open space study area by the project horizon year of 2017. The population was approximately 65,279 in 1990 and 72,782 in 2000 for a net increase of 7,503. Assuming that population growth follows past trends in the area, it is estimated that the residential population would increase by approximately by 12,750 residents in the 17-year period from 2000 to 2017. Therefore, the open space study area would have approximately 85,532 residents in the year 2017.

The Manhattanville mixed-use rezoning project, East 125<sup>th</sup> Street development project and Fifth on the Park are three no-build projects that are expected to be built within the boundaries of the non-residential study area. These three projects combined, would add a total of approximately 1,293 residential dwelling units to the non-residential study area. In addition, there are expected to be 302 additional dwelling units on the projected development sites under the future no-action scenario of the Reasonable Worst Case Development Scenario (RWCDs). In total there are 1,595 dwelling units that are expected to be developed in the future without the proposed action. The additional 1,597 dwelling units expected under no-build conditions would add approximately 3,924 additional residents to the open space study area (number of DU's multiplied by the average household size of 2.46 for Community Districts 9, 10 and 11). The 85,532 population expected in 2017, plus the 3,924 additional residents, results in an anticipated future open space study area population of 89,456 under future no-action conditions.

There are currently 19,785 workers within the non-residential quarter-mile study area. In the future under the 2017 no-build scenario, there would be approximately ~~29,601~~ 29,952 workers, which includes the 19,751 existing worker population added to the additional ~~9,850~~ 10,201 jobs that would be created as a result of three no-build projects located in the non-residential study area and the incremental change resulting from as-of-right development expected to occur on 14 of the 26 projected development sites in the proposed rezoning area. The ~~29,601~~ 29,952 additional workers within the quarter-mile open space study area, plus the existing 89,456

residential population would result in a future combined non-residential open space study area population of approximately ~~119,057~~ 119,408 residents and workers under no-action conditions. The expected growth trends within the non-residential study area are shown in Table 3.4-7 below.

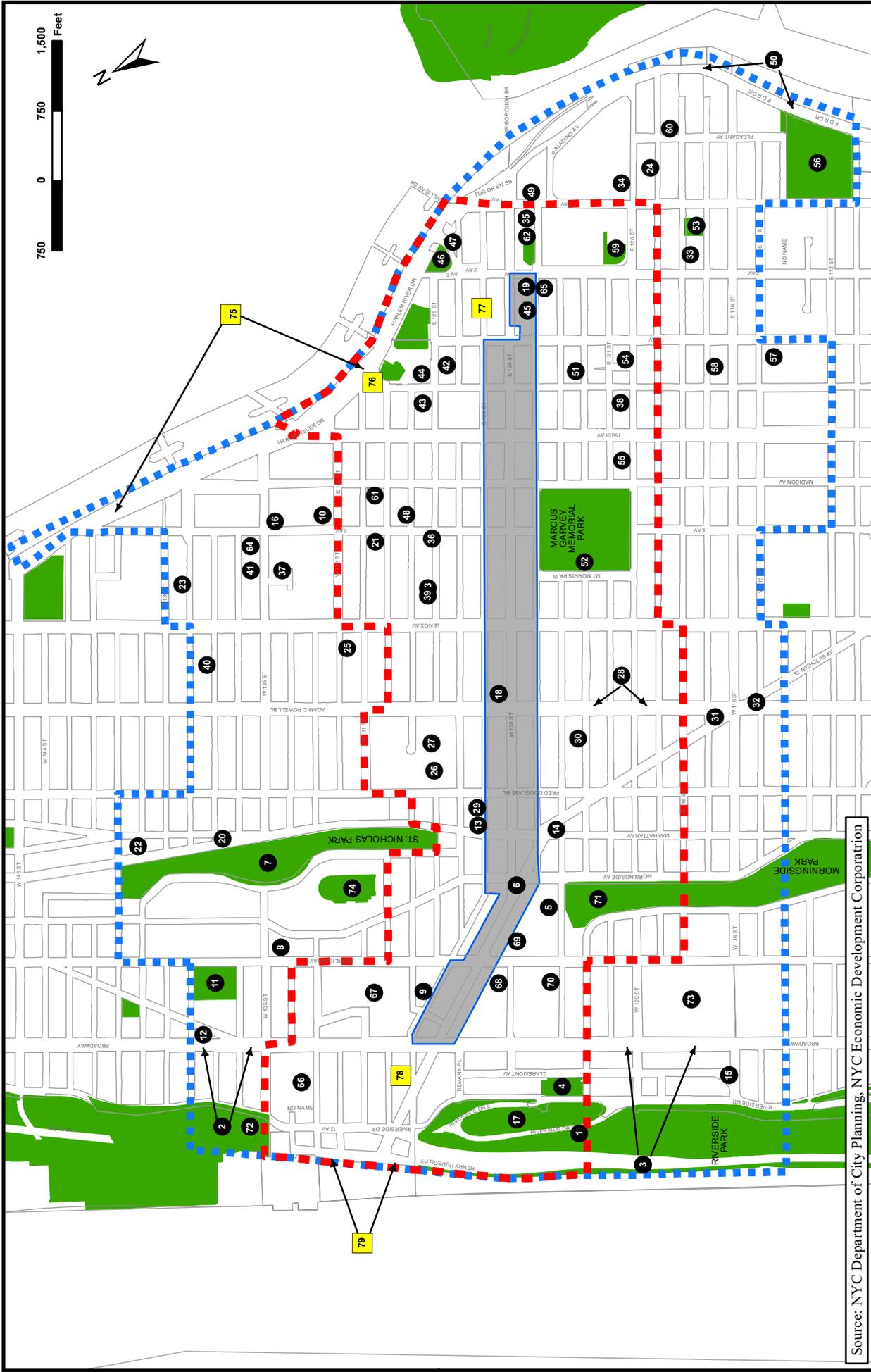
**Table 3.4-7: Future No-Action (2017)  
 Non-Residential Study Area Projected Population**

|                       | Residential Population           |  |  |                                      | Worker (Non-Resident) Population |   |  |
|-----------------------|----------------------------------|--|--|--------------------------------------|----------------------------------|---|--|
|                       | Existing Res. Pop. (2000 Census) | Res. Increase due to Pop. Growth (0.8%/year) | Res. Increase due to Future No-Action Projects | Projected Future No-Action Res. Pop. | Existing Worker Pop.             | Increase due to Future No-Action Projects | Projected Future No-Action Worker Pop. |
| Study Area Population | 72,782                           | 12,750                                       | 3,924  | <b>89,456</b>                        | 19,751                           | <del>9,850</del><br><u>10,201</u>         | <del>29,601</del><br><u>29,952</u>     |

**Inventory of Future No-Action Open Space**

Several projects that would create or expand open space resources are expected to be completed in the non-residential study area by 2017 in the future without the proposed project. The majority of significant open space projects expected to be developed independent of the proposed action overlap with the non-residential study area. The largest planned open space resources that fall within the quarter-mile radius around the rezoning area include the expansion of Bobby Wagner Walk along the East River, West Harlem Waterfront Park along the Hudson River waterfront and Columbia University’s Manhattanville project in West Harlem. All of the future planned open space resources would be fully accessible to the public.

Open space resources that are expected to be added under no-build conditions include the open space associated with the East 125<sup>th</sup> Street Development project proposed by the NYCEDC; expansion of the East River Esplanade; Harlem River Ballfields and the “small square and grove” open space associated with the planned academic mixed-use development for Columbia University from West 125<sup>th</sup> Street to West 135<sup>th</sup> Street between Broadway and Twelfth Avenue, expected to be accessible to the public. The No-Action inventory of publicly accessible open space is presented in Table 3.4-8 and the locations of these resources are shown on Figure 3.4-3. Additionally, one open space would be lost in the no-action condition, which is the 0.30-acre Harry’s Playground (#19) located on lots owned by NYCHPD, which are slated to be redeveloped for an affordable housing project long projected by NYCHPD.



**Figure 3.4-3 - Future Open Space Resources**  
**125th Street Corridor Rezoning and Related Actions EIS**  
 NYC Department of City Planning

- Legend**
- 1 Existing Open Space Resource
  - 75 Future Open Space Resource
  - Proposed Rezoning Area
  - Commercial Study Area
  - Residential Study Area

**Table 3.4-8: Open Spaces in the Future Without the Proposed Action**

| Map Key #  | Name / Address  | Owner               | Description  | Hours of Access | Acreage       |              |               |
|--|---|---------------------|--|-----------------|---------------|--------------|---------------|
|  |   |                     |  |                 | Total         | Active       | Passive       |
| 19   | Harry's Playground  | NYCHPD              | Playground located on NYCHPD-owned parcels to be redeveloped as part of the proposed No-action development on Site 26                | 8am to dusk     | -0.30         | -0.24        | -0.06         |
| 75   | East 125 <sup>th</sup> Street Open Space<br>125 <sup>th</sup> to 127 <sup>th</sup> Street, 2 <sup>nd</sup> to 3 <sup>rd</sup> Avenue        | To be designated    | Open Space to complement new mixed use development project   | 24 hours / day  | 0.29          | 0            | 0.29          |
| 76   | Bobby Wagner Walk Extension<br>Harlem River Drive, 125 <sup>th</sup> to 135 <sup>th</sup> and 138 <sup>th</sup> to 145 <sup>th</sup> Street | NYCDPR              | Bike and Pedestrian Paths, benches, landscaping  | Sunrise to 1am  | 3.1           | 2.3          | 0.8           |
| 77   | Harlem River Ballfields<br>130 <sup>th</sup> to 131 <sup>st</sup> , Lexington Avenue to Harlem River Drive                                  | NYCDPR              | Park: Baseball, football, soccer fields, restrooms, spectator viewing  | Sunrise to 1am  | 3.8           | 3.8          | 0             |
| 78   | Small Square and Grove (Columbia University)<br>125 <sup>th</sup> to 130 <sup>th</sup> Street, Riverside Drive to 12 <sup>th</sup> Avenue   | Columbia University | Sitting Area: small square surrounding an academic building and triangle next to a second academic building, landscaping and benches | 24 hours / day  | 0.37          | 0            | 0.37          |
| 79   | West Harlem Waterfront Park<br>St. Claire's Place to 135 <sup>th</sup> , 12 <sup>th</sup> Avenue to Hudson River                            | NYCDPR              | Waterfront Park and Piers: ferry and boating service, plaza, benches, bike path  | Sunrise to 1am  | 2.49          | 0.23         | 2.26          |
| <b>Total net future added acreage:</b>                 |   |                     |  |                 | <b>9.75</b>   | <b>6.09</b>  | <b>3.66</b>   |
| <b>Total 2007 existing open space acreage:</b>         |   |                     |  |                 | <b>195.81</b> | <b>91.56</b> | <b>104.25</b> |
| <b>Total 2017 future No-Action open space acreage:</b> |   |                     |  |                 | <b>205.56</b> | <b>97.65</b> | <b>107.91</b> |

A major element of the future plans for open space development in Harlem involves the waterfront. For example, NYCDPR has plans to extend Bobby Wagner Walk (#67), north from East 125<sup>th</sup> Street, where it currently ends, to an existing waterfront greenway between East 135<sup>th</sup> and East 138<sup>th</sup> Streets, to the 145<sup>th</sup> Street Bridge at the tip of the residential study area boundary. The West Harlem Waterfront Park project (#72) is currently under construction along the Harlem River on the west boundary of the open space study area. This project will span from West 125<sup>th</sup> Street to West 135<sup>th</sup> Street along the Henry Hudson Parkway.

Bobby Wagner Walk / East River Esplanade Expansion (#67) and the West Harlem Waterfront Park (#72) both involve the expansion or creation of open space along the study area's existing waterfront. Currently, the land between East 125<sup>th</sup> Street and East 145<sup>th</sup> Street is an inaccessible New York City Department of Sanitation (DSNY) Salt Yard, a New York City Department of Transportation (NYCDOT) construction staging area and a small, publicly accessible waterfront park. From East 125<sup>th</sup> to East 128<sup>th</sup> Street along the Harlem River is the DSNY salt yard. Directly to the north of the salt yard, from East 128<sup>th</sup> Street to East 135<sup>th</sup> Street, the NYCDOT staging area is being used for the reconstruction of the Willis Avenue, Third Avenue, and

Madison Avenue bridges in Northeast Harlem. All three bridge renovations are expected to be complete by 2016. Upon completion, both NYCDOT and DSNY will cede their land to NYCDPR, which will then turn the space into a waterfront park and greenway. NYCDPR expects the Harlem River Park system to be complete by 2017. The first phase of the extension will span from East 125<sup>th</sup> to East 131<sup>st</sup> Street, the second phase will complete the section between East 131<sup>st</sup> and East 135<sup>th</sup> and the third phase will extend up to East 143<sup>rd</sup> Street.

North of the NYCDOT staging area, which ends at East 135<sup>th</sup> Street, is a new park with a waterfront greenway from East 135<sup>th</sup> Street to East 139<sup>th</sup> Street. Even though this open space is in good condition and is relatively new, it is neither easily accessible to pedestrians in the area, nor connected to another larger greenway system, like Bobby Wagner Walk below 125<sup>th</sup> Street. NYCDPR has received funding to implement a greenway and park between 139<sup>th</sup> and 142<sup>nd</sup> Street, and plans to finish this open space development by 2008, and is therefore included in this assessment. Plans and funding to renovate the path from East 142<sup>nd</sup> to East 145<sup>th</sup> streets still must be developed and secured, in order to complete and connect the planned Harlem River Park Bikeway and Esplanade from where it currently ends at East 125<sup>th</sup> Street, all the way up to 145<sup>th</sup> Street, where a bridge currently connects Harlem to the Bronx. Plans for the extension of the East River Esplanade entail passive and active uses such as biking, jogging and sitting as well as other recreational activities.

Construction on The West Harlem Waterfront Park (#72) began in 2005 and is expected to be completed in 2008. The project contains plans for two piers and an open space recreational area to be built along the Hudson River to Twelfth Avenue between St. Clair Place and West 135<sup>th</sup> Street. One pier will be used as a dock for excursion boats and water taxis and the second pier will be reserved for recreation activities, such as fishing, walking and sunbathing. After the initial activities expected on the piers are developed, ferry service from pier to pier and across the river, a kayak launching area, a restaurant and retail use along the waterfront may also be added to the project scope.

The West Harlem Waterfront Park also includes bicycle and pedestrian paths that will link the Harlem waterfront with Cherry Walk to the south and Riverside and Riverbank Park to the north of the future open space site. Ultimately, it will fill in the gap on the Hudson River waterfront on the West Side of Manhattan above 125<sup>th</sup> Street.

Another significant addition to the active open space resources in the study area is the \$4 million Harlem ballfields project at Harlem River Park (#68). The active open space ballfields are located in both the non-residential and residential study area from 130<sup>th</sup> to 131<sup>st</sup> Street at Lexington Avenue near the Harlem waterfront. This park is currently in construction and is expected to be open to the public by the spring of 2007. Funding for the project has been provided by the MTA along with a grant from the New York Jets and NFL Youth Football Fund. The Harlem River Ballfields is expected to include two synthetic turf baseball diamonds with a football overlay. The new fields will be built so that children and adults can play baseball, football, soccer as well as other recreational activities, so that the field can serve various groups of people. In addition to the field itself, amenities will include new fencing and gates, as well as new steel bleacher seating and landscaping.

A significant mixed use development project that would abut the rezoning area is the East 125 Street Development project (#66), slated for development between East 125<sup>th</sup> and East 127<sup>th</sup> Street, from Second to Third Avenue in East Harlem. This project would contain approximately 1.7 million square feet of floor area, including 900,000 sf of affordable residential space, 300,000 sf of national anchor retail, 170,000 sf of retail and entertainment space, 300,000 sf of commercial office space, 30,000 sf of non-for-profit cultural space, 100,000 sf for potential hotel space, a 109,000 sf below grade bus storage facility, parking garage and 12,500 sf of open space. The 12,500 sf of open space, which equates to approximately 0.29 acres, would be passive and would accompany the proposed new development.

Columbia University's Manhattanville project includes the rezoning of an approximately 35-acre site in the Manhattanville section of West Harlem, which is located between Broadway and Twelfth Avenue, from West 125<sup>th</sup> to West 133<sup>rd</sup> Street. The project would contain approximately 6.8 million gross square feet (gsf) and would include a variety of uses and space including academic buildings, housing, offices, open space and even potentially a hotel and conference center. The only new open space proposed for the Manhattanville expansion project to be completed by the 2017 build year, is the "small square and grove", which will be located across the intersection of West 129<sup>th</sup> and West 125<sup>th</sup> Street.

Overall, with the addition of five new open spaces and with the removal of none of the existing open space resources, under 2017 No-Action conditions, the additional open space is expected to result in a net increase of approximately 10.05 acres of open space, including 6.33 acres of active recreation space and 3.72 acres of passive recreation space.

All of the planned open spaces for the non-residential open space study area are included in both study areas except for a portion of the planned extension of the East River Esplanade (Bobby Wagner Walk). The extension is expected to continue from East 134<sup>th</sup> Street, where the non-residential study area currently ends, north to the 145<sup>th</sup> Street Bridge, which is at the boundary of the residential study as shown on Figure 3.4-3.

## Quantitative Analysis of Open Space Adequacy

Table 3.4.9 below outlines the projected no action population, open space acreage and open space ratios for the future no-action condition for the residential and non-residential study areas in the year 2017.

**Table 3.4-9: Future No-Action Projected Populations, Acreage and Open Space Ratios**

|   | Total Population              | Open Space Acreage |        |         | Open Space Ratios per 1,000 People |        |                         | DCP Open Space Guidelines |        |                 |
|---|-------------------------------|--------------------|--------|---------|------------------------------------|--------|-------------------------|---------------------------|--------|-----------------|
|   |                               | Total              | Active | Passive | Total                              | Active | Passive                 | Total                     | Active | Passive         |
| <b>Non-Residential Study Area</b>   |                               |                    |        |         |                                    |        |                         |                           |        |                 |
| Non-residents   | <del>29,601</del><br>29,952   | 86.04              | 52.40  | 33.64   | N/A                                | N/A    | <del>1.14</del><br>1.13 | N/A                       | N/A    | 0.15            |
| Combined non-residents and residents  | 119,057<br>119,408            |                    |        |         | N/A                                | N/A    | 0.283<br>0.29           | N/A                       | N/A    | 0.413<br>0.412* |
| <b>Residential Study Area</b>   |                               |                    |        |         |                                    |        |                         |                           |        |                 |
| Residents   | 181,683                       | 205.56             | 97.65  | 107.91  | 1.13                               | 0.54   | 0.59                    | 2.5                       | 2.0    | 0.5             |
| Combined non-residents and residents  | <del>243,483</del><br>243,834 |                    |        |         | N/A                                | N/A    | 0.44                    | N/A                       | N/A    | 0.411*          |
| *These ratios are the weighted average for the combined passive open space within the residential and non-residential study areas. The ratios were calculated by combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. |                               |                    |        |         |                                    |        |                         |                           |        |                 |

### *Residential Open Space Study Area*

By 2017, the addition of five open space resources is expected to occur within the residential study area. This results in a total addition of 10.05 acres (net 9.75 acres, with the loss of Harry's Playground) of new open space, including 6.09 acres of active and 3.66 acres of passive open space. This addition would increase the total open space in the residential open space study area to approximately 205.56 acres, including 97.65 acres of active open space and 107.91 acres of passive open space, as compared to 195.81 total acres, 91.56 active space acres, and 104.25 passive space acres under 2007 existing conditions.

With the changes to the residential study area population and the open space inventory, there is expected to be a change in the open space ratio. The projected population of 181,683 persons under future no-action conditions in the open space study area, the available open space ratio would be 1.13 acres per 1,000 residents, a decrease of 0.13 from existing conditions. The available active open space ratio would be 0.54 active acres per 1,000 residents, a decrease of 0.05 active acres from existing conditions. The passive open space would be 0.59 passive acres per 1,000 residents, a decrease of 0.08 passive acres from existing conditions. Approximately 60 percent of the resources in the future without the action are expected to be dedicated to active and 40 percent to passive uses. The passive open space ratio for the combined resident and non-resident population would be approximately 0.44, which is above the recommended weighted average ratio of 0.411 acres per 1,000 combined residents and workers.

### Non-Residential Open Space Study Area

The addition of open space resources in the future without the proposed action by 2017 is expected to have a net increase of 8.55 acres of publicly accessible open space in the non-residential study area. This includes 5.33 acres of active recreation space and 3.22 acres of passive recreation space.

Projected developments in the study area are expected to introduce new workers and residents to the non-residential study area in the future without the proposed project, resulting in a decrease in the passive open space ratio for non-residents and combined residents and non-residents. The non-resident passive open space ratio would decrease from 1.54 acres in the existing condition to ~~1.14~~ 1.13 acres in the future without the proposed action, however; the ratio of open space to people within the non-residential open space study area would remain higher than the 0.15 acres per 1,000 non-residents recommended by DCP. The passive open space ratio for the combined non-resident and resident populations would increase to approximately ~~0.28~~ 0.29 acres per 1,000 residents and non-residents, but remains significantly below the recommended weight average ratio of ~~0.413~~ 0.412 acres per 1,000 residents and non-residents, as shown in Table 3.4-9.

The quantitative assessment of no-action open space conditions reveals that existing shortfalls in open space would be substantially exacerbated. Table 3.4-10 presents the quantitative reduction in open space that is projected between the existing and no-action conditions.

**Table 3.4-10 Future Without the Proposed Action – Open Space Ratios Summary**

| Ratio  | DCP Guideline | Existing Ratio | No-Action Ratio             | Percent Change                |
|--|---------------|----------------|-----------------------------|-------------------------------|
| <b>Residential Study Area</b>  |               |                |                             |                               |
| Total/residential  | 2.5           | 1.26           | 1.13                        | -9.52                         |
| Passive/residential  | 0.5           | 0.67           | 0.59                        | -11.9                         |
| Active/residential   | 2.0           | 0.59           | 0.54                        | -8.4                          |
| <b>Non-Residential Study Area</b>  |               |                |                             |                               |
| Passive/non-residential  | 0.15          | 1.54           | <del>1.14</del> <u>1.13</u> | <del>-25.9</del> <u>-26.6</u> |
| Passive/total population   |               | 0.33           | <del>0.28</del> <u>0.29</u> | <del>-15.1</del> <u>-12.1</u> |
| *the weighted average combining 0.15 per 1,000 non-residents and 0.50 acres per 1,000 residents. Non-residents typically use passive open space; therefore, for the non-residential study area, only passive open space ratios are calculated. For the residential study area, passive, active and total open space ratios are calculated. |               |                |                             |                               |

### Qualitative Assessment of Open Space Adequacy

For the residential study area, there would be a substantial improvement in the availability and quality of new open spaces in the no-action condition, with planned expansions at the east and west terminals ends of the residential study area providing connections between the proposed action area and larger open space networks along the Harlem River and the Hudson River.

The completion of the first phase of Columbia’s proposed Manhattanville project, waterfront open space and new residential and mixed use development in the residential and non-residential study areas are all expected to add a mix of open space resources to the study area, including

bicycle and pedestrian pathways, ball fields, new waterfront resources, seating areas and landscaped midblocks. The future waterfront open spaces of the West Harlem Waterfront Park would not only provide an aesthetic resource for the neighborhood residents, but would also connect the Harlem community to other areas in Manhattan such as Washington Heights and Inwood to the north and the upper west and east sides to the south. Open space associated with the East 125<sup>th</sup> Street Development project and Columbia's Manhattanville campus project would create new passive open spaces that would improve the aesthetics of the neighborhood and provide areas to stroll, sit and relax. In addition, new active open spaces, such as the Harlem River Ballfields will serve as a future open space where children and adults can play or watch a variety of sports. The quality of the open spaces would be substantially improved through their increased connectivity, where the 125<sup>th</sup> Street Corridor is more fully integrated with the parks that will touch the rivers at each end.

While the passive open space ratio would decrease somewhat for the residential study area, to 0.59 acres per thousand population, it would still exceed DCP's open space guideline of 0.50 acres per 1,000 population. However, as noted above, the active open space ratio in the residential study area would decrease from the existing deficit ratio of 0.59 acres per 1,000 residential population to 0.54 acres per 1,000 in the no-action condition. However, the location of new open spaces at the Manhattanville project, the West Harlem Waterfront Park and the Harlem River Ballfields would provide a new source of active open space areas, and connecting paths and bikeways that have the effect of opening open space resources from beyond the study area. While the active facilities contemplated for the no-action projects are not dissimilar from those that exist in the residential study area, they do provide a nexus to larger open spaces that may be outside the residential study area. The new ballfields and soccer fields that are projected for the no-action condition will provide a significant improvement in the types and opportunities for recreation for all active age groups. Similarly, new passive open spaces within the residential study area would be located in areas where passive opportunities do not currently exist. The passive open spaces would allow strolling and observation opportunities along both rivers, with new paths and benches situated within the newly created spaces. The expanded passive open spaces within the residential study area would add a new type of passive open space to the residential community which would provide a significant improvement.

For the non-residential study area, the expected increase in non-residential population is somewhat countered by the availability of new open spaces that will allow greater choice to the residential component of this group. As with existing conditions, it is likely that the different user groups will continue to use the passive open spaces at different times of the day and week, with office workers concentrated at the workweek midday, while residents favor weekends and open space usage that favors evenings. The addition of new open spaces at the proposed Columbia project and at the East 125<sup>th</sup> Street development will provide, new, high quality hardscape options for the non-residential user group, and improve the quality and availability of open spaces for this condition.

### 3.4.3 FUTURE WITH THE PROPOSED ACTION

As described in detail in Chapter 2.0, “Project Description,” the proposed rezoning is expected to result in a net (incremental) development on 26 projected development sites under the future action scenario when compared to the future no-action scenario. The projected incremental development anticipated to occur on the 26 projected development site in the future action scenario is 2,328 dwelling units; 208,586 square feet of retail space; 436,015 square feet of office space; 11,672 square feet of hotel space; a decrease of 110,985 square feet of community facility space; a decrease of 26,824 square feet of storage/manufacturing; and a decrease of 110,406 square feet of parking/auto related uses on the 26 projected development sites.

The proposed action is expected to result in the development of 2,328 dwelling units on 26 projected development sites (including 498 low- and moderate-income dwelling units). The average household size for Community Districts 9, 10 and 11 is 2.46. Based on this average household size across the three community districts, the 2,328 dwelling units in the future action scenario is expected to generate a residential population of approximately 5,727 new residents.

The incremental employment within the open space study areas under the future action scenario was calculated using the same square footage to employees ratios used in section 3.4.2 “Future Without the Proposed Action.” Employment within the residential and non-residential study areas is expected to increase due to the net increase of square footage generated on the 26 projected development sites. Employees generated by new development on the 26 projected development sites are based on the following ratios: three employees per 1,000 square feet of retail; four employees per 1,000 square feet of office space; one employee per 800 square feet of utility use; one employee for every 10,000 square feet of parking; one employee per 300 square feet of community facility and institutional space; and one employee per 500 square feet of hotel space; and 0.04 employees per dwelling unit of residential use. As is the case for the future without the proposed action, under the proposed development scenario, it was estimated that no new employees would be created from the Harlem Hospital Pavilion building, since it will be a replacement of an existing 286,000 sf of current hospital space that is proposed to be demolished.

The 26 projected development sites that are expected to generate a net addition of approximately 2,086 new employees. The estimated employment numbers, dwelling units and breakdown of square footage by use under future no-action and future action conditions is presented in Chapter 3.2, “Socioeconomic Conditions.”

The proposed action is expected to result in a net increase in worker population that would exceed the CEQR threshold of 500 workers for requiring an open space analysis of the worker population. Therefore, an analysis of the future open space demand of the future worker population is warranted and the open space analysis focuses both on the open space for study area residents and workers.

The proposed 125<sup>th</sup> Street Corridor Rezoning and Related Actions does not include the development of new open space resources. Therefore, the total acreage of open space resources in the residential open space study area would be 205.56 acres in the future action scenario, with

97.65 acres of active and 107.91 acres of passive open space. For the non-residential study area, the total open space acreage would be 86.04 acres, comprised of 52.40 active acres and 33.64 passive acres. The future inventory and location of all publicly accessible open spaces in the study areas are shown on Figure 3.4-3.

### Residential Open Space Study Area Population Estimates

The proposed action is expected to result in an increase of approximately 5,727 new residents to the residential open space study area. By the analysis year 2017, the residential study area would increase from 181,683 residents under future no-action conditions to 187,410 under future action conditions. In addition, the proposed action would add a net increment approximately 2,086 new workers to the residential study area. The new workers generated by the proposed action would increase the worker population in the residential open space study area from ~~61,800~~ 62,151 workers in the future no-action scenario to ~~63,866~~ 64,237 workers in the future action scenario. The table below outlines the increase in residential and worker populations in the residential open space study area.

**Table 3.4-11: Future Action (2017) Residential Study Area Projected Population**

|                       | Residential Population               |  |   | Worker (Non-Residential) Population    |  |   |
|-----------------------|--------------------------------------|--|---|--|--|---|
|                       | Projected Future No-Action Res. Pop. | Projected Future Action Res. Pop. Increase | Projected Future Action Total Res. Pop. | Projected Future No-Action Worker Pop. | Projected Future Action Worker Pop. Increase | Projected Future Action Total Worker Pop. |
| Study Area Population | 181,683                              | 5,727                                      | <b>187,410</b>                          | <del>61,800</del><br><u>62,151</u>     | 2,086  | <del>63,866</del><br><u>64,237</u>        |

### Non-Residential Open Space Study Area Population Estimates

The increase in the residential population generated by the proposed action and included in the residential open space study area (approximately 5,727 new residents), would also fall within the non-residential open space study area. This increase would result in a total increase from 89,456 persons under future no-action conditions to 95,188 persons under future action conditions. Similarly, the 2,086 workers generated by the proposed action and discussed above in the residential open space study area, would be included within the non-residential open space study area. The worker population in the non-residential open space study area is estimated to increase from ~~29,601~~ 29,952 under future no-action conditions to ~~33,708~~ 32,038 under future action conditions. The table below outlines the increase in from future no-action and action scenarios within the non-residential study area.

**Table 3.4-12: Future Action (2017) Non-Residential Study Area Projected Population**

|                       | Residential Population               |  |   | Worker (Non-Residential) Population    |  |  |
|-----------------------|--------------------------------------|--|---|--|--|--|
|                       | Projected Future No-Action Res. Pop. | Projected Future Action Res. Pop. Increase | Projected Future Action Total Res. Pop. | Projected Future No-Action Worker Pop. | Projected Future Action Worker Pop. Increase | Projected Future Action Total Worker Pop.    |
| Study Area Population | 89,456                               | 5,727                                      | <b>95,183</b>                           | <u>29,601</u><br><u>29,952</u>         | 2,086  | <b><u>31,687</u></b><br><b><u>32,038</u></b> |

**Quantitative Analysis of Open Space Adequacy**

Table 3.4.13 below outlines the population, open space acreage and open space ratios for the future action for the residential and non-residential study areas in the year 2017.

**Table 3.4-13: Future Action Projected Populations, Acreage and Open Space Ratios**

|                                      | Total Population                     | Open Space Acreage |        |         | Open Space Ratios per 1,000 People |        |                                | DCP Open Space Guidelines |        |                                   |
|--------------------------------------|--------------------------------------|--------------------|--------|---------|------------------------------------|--------|--------------------------------|---------------------------|--------|-----------------------------------|
|                                      |                                      | Total              | Active | Passive | Total                              | Active | Passive                        | Total                     | Active | Passive                           |
| <b>Non-Residential Study Area</b>    |                                      |                    |        |         |                                    |        |                                |                           |        |                                   |
| Non-residents                        | <del>31,687</del><br><b>32,038</b>   | 86.04              | 52.40  | 33.64   | N/A                                | N/A    | <del>1.06</del><br><b>1.05</b> | N/A                       | N/A    | 0.15                              |
| Combined non-residents and residents | <del>126,870</del><br><b>127,221</b> |                    |        |         | N/A                                | N/A    | <del>0.27</del><br><b>0.26</b> | N/A                       | N/A    | <del>0.413</del><br><b>0.412*</b> |
| <b>Residential Study Area</b>        |                                      |                    |        |         |                                    |        |                                |                           |        |                                   |
| Residents                            | 187,410                              | 205.56             | 97.65  | 107.91  | 1.10                               | 0.52   | 0.58                           | 2.5                       | 2.0    | 0.5                               |
| Combined non-residents and residents | <del>251,276</del><br><b>251,647</b> |                    |        |         | N/A                                | N/A    | 0.43                           | N/A                       | N/A    | 0.411*                            |

\*These ratios are the weighted average for the combined passive open space within the residential and non-residential study areas. The ratios were calculated by combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents.

**Residential Open Space Study Area**

With a population of 187,410 and 205.56 total acres of open space, under 2017 Future Action conditions, the residential study area total (active and passive) open space ratio would be 1.10 acres per 1,000 residents. This would be a decrease of 0.03 acres per 1,000 residents compared to the Future No-Action total ratio and substantially below the DCP guideline of 2.5 acres per 1,000 residents. The active open space ratio would be 0.52 acres per 1,000 residents, a decrease

of 0.02 acres per 1,000 residents compared to future no-action of 0.54 active open space ratio. The passive open space ratio would be 0.58 acres per 1,000 residents, which is a decrease of 0.01 acres per 1,000 residents compared to the future no-action passive open space ratio of 0.59. The active open space ratio of 0.52 is lower than DCP's guideline of 2.0 active acres per 1,000 residents; however, the passive open space ratio of 0.58 is greater than the guideline of 0.5 acres per 1,000 residents.

The passive open space ratio for the combined (residential and worker) population would decrease from 0.44 acres per 1,000 combined workers and residents under future no-action conditions to 0.43 acres per 1,000 combined workers and exceeds the recommended weighted average ratio of 0.411 acres per 1,000 workers and residents.

### ***Non-Residential Open Space Study Area***

The non-residential study area passive open space ratio would be ~~1.06~~ 1.05 acres per 1,000 non-residents under future action conditions. This would be a decrease of 0.08 acres per 1,000 non-residents compared to the future no-action ratio of ~~1.14~~ 1.13 acres per 1,000 non-residents, but above the DCP guideline of 0.15 acres per 1,000 non-residents. The passive open space ratio for the combined (residential and worker) population would decrease from ~~0.28~~ 29 acres per 1,000 combined workers and residents under future no-action conditions, to ~~0.27~~ 26 acres per 1,000 combined workers and residents and is below the recommended weighted average ratio of ~~0.413~~ 0.412 acres per 1,000 workers and residents.

As shown in Table 3.4-14, with the proposed action, the percentage changes vary from between a 1.7 percent loss to a ~~7~~ 10 percent loss of open space ratio. The greatest change is seen in the non-residential study area, where there would be a loss of ~~7~~ 10 percent; however, the DCP guideline is still exceeded, so this decline is not significant. Similarly, the total population ratio in the non-residential study area would also decline, but would be ameliorated by the broader geographic availability and quality of new open spaces developed during the no-action condition to mitigate the potential for significant adverse impact.

With respect to the reductions in open space within the residential study area, for all conditions, all open space ratios remain below DCP guidelines. The total decline in the residential study area would be 2.65 percent; the reduction of passive open space would be 1.7 percent and the reduction in active open space would be 3.7 percent. However, the open space ratios would remain near the guideline of 0.411 (refer to Table 3.4-13).

**Table 3.4-14 Future With the Proposed Action – Open Space Ratios Summary**

| Ratio  | DCP Guideline | No-Action Ratio      | With-Action Ratio    | Percent Change          |
|--|---------------|----------------------|----------------------|-------------------------|
| <b>Residential Study Area</b>  |               |                      |                      |                         |
| Total/residential  | 2.5           | 1.13                 | 1.10                 | -2.65                   |
| Passive/residential  | 0.5           | 0.59                 | 0.58                 | -1.70                   |
| Active/residential   | 2.0           | 0.54                 | 0.52                 | -3.70                   |
| <b>Non-Residential Study Area</b>  |               |                      |                      |                         |
| Passive/non-residential  | 0.15          | <del>1.14</del> 1.13 | <del>1.06</del> 1.05 | <del>-7.00</del> -7.08  |
| Passive/total population   |               | <del>0.28</del> 0.29 | <del>0.27</del> 0.26 | <del>-3.57</del> -10.34 |
| *the weighted average combining 0.15 per 1,000 non-residents and 0.50 acres per 1,000 residents. Non-residents typically use passive open space; therefore, for the non-residential study area, only passive open space ratios are calculated. For the residential study area, passive, active and total open space ratios are calculated. |               |                      |                      |                         |

**Qualitative Analysis of Open Space Adequacy**

The proposed action would not result in significant adverse impacts on open space. While the amount of total and active open space resources in the study area are and would continue to be deficient in comparison to DCP guidelines, the quality of park and recreational space in the study area, as well as the availability of high quality regional open space resources located just outside of the residential study area, would help offset this. Plans and projects to connect the 125<sup>th</sup> Street Corridor to both rivers via the West Harlem Waterfront Park project and East River Esplanade expansion along the Harlem River will connect the 125<sup>th</sup> Street Corridor area to a vastly larger network of open space. These projects would help improve the pedestrian, visual and non-motorized vehicle connection between the proposed rezoning area and the Harlem River Waterfront and beyond. Smaller projects, such as the 12,500 sf of open space within the proposed East 125<sup>th</sup> Street Development mixed use project would also help to address the open space needs of the study area’s residents by adding a new passive resource.

Similarly, the small square and grove proposed as part of the Manhattanville in West Harlem project would provide an attractive intervening open space between the 125<sup>th</sup> Street Corridor and the West Harlem River Park. The connection between the 125<sup>th</sup> Street Corridor and the Hudson River would be strengthened and enhanced by open space planned for Columbia’s Manhattanville project and the West Harlem River Park project. The development of waterfront open space, open space related to Columbia University’s plans for an expansion northward, along with other planned projects by the NYCDPR would help alleviate the effects of the action-generated population on study area open resources.

As noted above, the proposed action would neither result in any direct displacement of existing open space resources in the study area, nor would the proposed action significantly exacerbate the deficiency in open space. Although the proposed action would not increase the amount of publicly accessible open space in the study, the proposed contextual zoning districts require that new residential developments provide on-site recreation space for building residents in accordance with the provisions of the Quality Housing program. This on-site recreation space would help to offset the increased residential population’s additional demand on the study area’s open space resources.

As described in the Shadows chapter, the proposed action would result in significant adverse shadow impacts to two open space resource, Dream Street Park and the public plaza at the Adam Clayton Powell Jr. State Office Building. However, these shadows impacts would affect only passive open space resources. As the study area is well served in terms of passive open, these shadow impacts are not considered to have a significant qualitative effect on open space within the study area.

It is recognized that the shortage of active open space within the residential study area results in an active open space ratio (0.52) that is below DCP's guideline of 2.0 acres of active space per 1,000 residents. As described above in the demographic profile of the residential study area, 24.2 percent of all people within the residential study area are age 17 or younger, and are more likely to be users of active recreation amenities. Projects such as the Harlem River Ballfields would help to ameliorate the effects of the decreased active open space ratio in both the residential study area in the Future Action Scenario. Given the span of the proposed rezoning area from 124<sup>th</sup> to 126<sup>th</sup> Street and from Second Avenue on the east to Broadway on the West, the rezoning area is in close proximity to the majority of the planned open space development that is expected to be implemented by the build year of 2017. This would minimize the effect of the proposed action on other parks and open spaces in the study area, particularly the identified shortage of active open space in the residential study area. Other attractive open spaces for both passive and active uses are likely to attract residents who would be expected to take advantage of a greater portion of the park than just the space that lies within the study area boundary. Further, several large regional open space resources lie partially or completely outside the study area and have active open space amenities are accessible to residents within the study area. The proximate location of these large regional open space resources would serve to moderate the shortfall of active open space resources identified in the residential study area. The large regional open space resources that are nearby with active open space resources available to residents of the residential study area include: Central Park, located to the south of the study area boundary; Morningside Park, located to the southwest of the study area; Randall's Island Park, located to the east of the study area; and Riverside Park, located to the west of the study area.

The combination of the availability of a variety of open spaces such as recreational areas, spaces for walking and biking, gardens and school playgrounds, the addition of new open spaces, the improvement of existing facilities and large open space resources in the vicinity of the open space study area all add to the open space conditions under existing, no-build and build scenarios. The 125<sup>th</sup> Street Rezoning and Related Actions open space study area has a significant amount of existing open space in comparison to many other areas in Manhattan and should continue to have sufficient open space resources in the future. Significant adverse impacts to open space would not result from the proposed action.